

**City Of Santee  
Regular Meeting Agenda**

**Santee City Council  
Community Development Commission  
Santee Public Financing Authority**

**Council / Commission / Authority Chamber  
10601 Magnolia Avenue  
Santee, CA 92071**

**February 27, 2008  
7:00 PM**

*(Call meeting to order as City Council/Community Development Commission/Public Financing Authority)*

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor Hal Ryan  
Council Members Jack Dale, Brian Jones and John Minto

**INVOCATION:** Pastor Justin McMurdie, Santee Christian Church

**PLEDGE OF ALLEGIANCE:**

**PROCLAMATION: REGISTERED DIETITION DAY**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.
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**(A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**

- (B) Approval of Meeting Minutes:
  - Santee City Council 2-13-08 Regular Meeting
  - Community Development Commission 2-13-08 Regular Meeting
  - Santee Public Financing Authority 2-13-08 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Approval of the Expenditure of \$75,937.95 to Pay for January 2008 Legal Services and Related Costs.
- (E) Adoption of a Resolution Authorizing the Submittal of an Application to the State for Land and Water Conservation Fund Assistance for the Improvement to Mast Park West.
- (F) Authorization of Sole Source Vendor for Remount and Refurbish of 2005 CSA-69 Ambulance with Trade-In of Existing Chassis and Appropriation of Funds to Cover Increased Cost.
- (G) Authorization for City Manager to Execute a Change Order to the Existing Maintenance Contract with Republic ITS, Inc. to Allow Installation of Protected-Permissive Traffic Signal Phasing at Three Intersections and Expenditure of \$30,118.
- (H) Adoption of an Update to the Local Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Management Plan (JURMP) and the San Diego River Watershed Urban Management Plan (WURMP).
- (I) Adoption of a Resolution Adopting a Recommended Plan for the Proposition 1B – Local Streets and Roads Improvement, Congestion Relief, and Traffic Safety Account Funds.
- (J) Find that, Pursuant to the Information Presented in the Staff Report, the Equipment must Match or be Compatible with existing Fire Dept. Equipment and Authorization to Purchase 17 Lion/Bodyguard Personal Protective Clothing Sets from Allstar Fire Equipment, Inc. in an Amount Not to Exceed \$27,402.98.

**2. PUBLIC HEARINGS:**

- (A) **Public Hearing for a Conditional Use Permit (P07-09) to Construct a New 1,286 Square Foot Sombrero's Drive-Through Fast Food Restaurant Located at 8980 Carlton Hills Boulevard in the General Commercial Zone (APN 383-152-04-00). Applicant: Javier Correa Sr.**

Recommendation:

1. Conduct and Close the Public Hearing; and
2. Adopt the resolution approving Conditional Use Permit P07-09.

- (B) **Public Hearing and First Reading of an Ordinance Amending a Portion of Title 17 and Chapter 13.42 of the Santee Municipal Code Relating to Storm Water Requirements Under San Diego Regional Water Quality Control Boards NPDES Permit No. R9-2007-0001 Adopted January 24, 2007.**

Recommendation:

1. Conduct and Close the Public Hearing; and
2. Conduct the first reading of the Ordinance.

**3. ORDINANCES (First Reading):**

See Item 2B.

**4. CITY COUNCIL REPORTS:**

- (A) **Charter Advisory Committee Report.**

Recommendation:

Approve a motion authorizing the City Manager and City Attorney to draft a City Charter for Council review in preparation for voter approval in November 2008.

**5. CONTINUED BUSINESS:                      None**

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

*Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

8. **CITY MANAGER REPORTS:**

**(A) 2007 Employee Service Awards.**

Recommendation:

Recognize individuals for years of service.

**(B) Resolution of the City Council of the City of Santee Finding Benefit in the Appropriation of Low and Moderate Income Housing Funds to the Home of Guiding Hands Corporation for Improvements Outside of the Redevelopment Project Area. (Relates to Item 9A)**

Recommendation:

1. Adopt Resolution.

9. **COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

**(A) Resolution of the Community Development Commission Finding Benefit in the Appropriation of Low and Moderate Income Housing Funds to the Home of Guiding Hands Corporation for Improvements Outside of the Redevelopment Project Area. (Relates to Item 8B)**

Recommendation:

1. Adopt Resolution.

**(B) Resolution Establishing a Commercial Property Rehabilitation Program and Appropriation of Funds.**

Recommendation:

1. Adopt Resolution.

- 10. SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

- 11. CITY ATTORNEY REPORTS:**

- 12. CLOSED SESSION:**       None.

- 13. ADJOURNMENT:**



Feb	27	City Council/CDC/SPFA Meeting	Chamber
Feb	28	Santee Human Relations Advisory Board	Chamber Conf Rm.
Mar	6	SPARC	Conf. Rm Bldg. 6
Mar	12	City Council/CDC/SPFA Meeting	Chamber
Mar	17	Santee Community Oriented Policing Committee	Chamber Conf. Rm.
Mar	20	Santee Manufactured Home Fair Practice Commission	Chamber
Mar	26	City Council/CDC/SPFA Meeting	Chamber
Mar	27	Santee Human Relations Advisory Board	Chamber Conf Rm.

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

**For your convenience, a complete Agenda Packet is available for public review at the Santee Library, City Hall and on the City's website at [www.ci.santee.ca.us](http://www.ci.santee.ca.us).**

***The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.***

State of California     }  
County of San Diego   } ss.  
City of Santee         }

### AFFIDAVIT OF POSTING AGENDA

I, Linda A. Troyan, MMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on February 22, 2008 at 4:30 p.m.

\_\_\_\_\_  
Signature

2/22/08  
Date

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** PROCLAMATION: REGISTERED DIETITIAN DAY

**DIRECTOR/DEPARTMENT** Randy Voepel, Mayor

**SUMMARY**

Monday March 10 has been designated as National Dietitian Day by the American Dietetic Association. The San Diego Dietetic Association has requested that the City of Santee join Governor Schwarzenegger in signing a proclamation declaring March 10<sup>th</sup> as National Dietitian Day.

On a daily basis, the registered dietitian promotes optimal nutrition and health. In March, dietitians will be involved in activities for National Nutrition Month. The American Dietetics Association has taken this opportunity each year to promote different aspects of healthy nutrition with a specific theme.

Registered Dietitians, along with other healthcare providers, are instrumental to the success of health clinics, hospitals, dialysis centers, health/fitness clubs, restaurants, and community/public health centers throughout the City and County.

A Proclamation has been prepared for Council approval and will be accepted by a representative of the San Diego Dietetic Association.

**RECOMMENDATION** N/A

**ATTACHMENTS (Listed Below)**

Proclamation.

# City of Santee, California

# Proclamation

**WHEREAS**, Registered Dietitians are the food and nutrition experts who can translate the science of nutrition into practical solutions for healthy living; and

**WHEREAS**, Registered Dietitians have degrees in nutrition, dietetics, public health or a related field from well-respected, accredited colleges and universities, completed an internship and passed an examination; and

**WHEREAS**, Registered Dietitians use their nutrition expertise to help individuals make unique, positive lifestyle changes; and

**WHEREAS**, Registered Dietitians work throughout the community in hospitals, schools, public health clinics, nursing homes, fitness centers, food management, food industry, universities, research and private practice.

**NOW, THEREFORE**, I, Randy Voepel, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim March 10, 2008 as

## **REGISTERED DIETITIAN DAY**

in the City of Santee, and I encourage all citizens to recognize the contributions of Registered Dietitians and express appreciation for their commitment to promoting science-based nutrition in the hope of achieving optimum health for both today and tomorrow.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-seventh day of February, two thousand-eight, and have caused the Official Seal of the City of Santee to be affixed.

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Mayor Randy Voepel



**MEETING DATE:** February 27, 2008

**AGENDA ITEM NO.** 1B

**ITEM TITLE** APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,  
COMMUNITY DEVELOPMENT COMMISSION AND SANTEE PUBLIC  
FINANCING AUTHORITY REGULAR MEETINGS OF FEBRUARY 13, 2008.

**DIRECTOR/DEPARTMENT** Linda A. Troyan, MMC, City Clerk

**SUMMARY**

Submitted for your consideration and approval are the minutes of the above meetings.

**FINANCIAL STATEMENT** N/A

**RECOMMENDATION**

Approve Minutes

**ATTACHMENTS** (Listed Below)

Minutes

## Minutes

Draft

**Santee City Council  
Community Development Commission  
Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**February 13, 2008**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, and Vice Mayor/Vice Chairperson/Vice Chair Hal Ryan, Council/Commission/Authority Members Brian Jones and John W. Minto. Council/Commission/Authority Member Jack E. Dale entered the meeting at 7:09 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/ Director of Development Services Gary Halbert, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Mike Rottenberg, Director of Community Services John Coates, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pam White, City Planner Melanie Kush, Santee Sheriff's Captain Patricia Duke, City Clerk/Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/ Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

The **INVOCATION** was given by Randy Schimp from the Church of Jesus Christ of Latter Day Saints and the **PLEDGE OF ALLEGIANCE** was led by Rob McNelis.

**PROCLAMATION: DESIGNATING MARCH 1<sup>ST</sup> AS ARBOR DAY 2008 AND RECOGNIZING SANTEE AS A "TREE CITY USA" FOR 2007**

Mayor Voepel presented the Proclamation to City Manager Till.

**Draft**

**ADJOURNMENT IN MEMORY: NANCY FAZIO**

Mayor Voepel spoke of Ms. Fazio's love and support of the Santee community and presented the Adjournment Certificate to Jerry Fazio.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA: None**

**1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:**
  - **Santee City Council 1-23-08 Regular Meeting**
  - **Community Development Commission 1-23-08 Regular Meeting**
  - **Santee Public Financing Authority 1-23-08 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**
- (D) Second Reading and Adoption of an Ordinance of the City Council of the City of Santee, Amending Chapter 12.04 of the Santee Municipal Code Relating to Encroachments Within the Public Right-Of-Way. (ORD 477)**
- (E) Authorization of a Change Order in the Amount of \$17,000 to the Traffic Signal and Communication Systems Maintenance Contract with Republic ITS, Incorporated for Installation of Replacement Traffic Signal Loops.**
- (F) Approval of a Professional Services Agreement Not to Exceed \$18,000 with Crane Architectural Group for the Design of Building Modifications to Civic Center Building 8.**
- (G) Acceptance of Improvements for the Santee School District Playfield Upgrade Project, CIP 2006-30 and 2007-30, as Complete and Authorization to Release the Payment Retention and File a Notice of Completion.**

**ACTION:** On motion of Council Member Dale, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as presented with all voting aye.

**Draft**

**2. PUBLIC HEARINGS:**

- (A) Public Hearing to Assess and Prioritize Community Development and Housing Needs as Described in the Consolidated Plan and to Solicit Proposals for Program Year 2008 Community Development Block Grant (CDBG) Funding and Home Funds.**

The Public Hearing opened at 7:18 p.m. Finance Director McDermott presented the staff report.

**PUBLIC SPEAKERS:**

Speaking in Support of their Organizing were:

1. Marian Mann, Meals on Wheels
2. Jan Adams & Carol Fitzgibbons, Home of Guiding Hands
3. Lisa Hopewell and Wesley Neal, Santee Food Bank
4. Sue Christopher, Crisis House
5. Ashley Fargo and Fallon Bollig, Cameron Family YMCA

Vice Mayor Ryan requested staff look into the possibility of utilizing Housing Set-Aside funds.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Jones, the Public Hearing was continued to March 26, 2008, at which time funding allocations will be determined with all voting aye.

**3. ORDINANCES (First Reading): None**

**4. CITY COUNCIL REPORTS: None**

**5. CONTINUED BUSINESS: None**

**6. NEW BUSINESS:**

- (A) An Appeal of Requirements of the Fire Chief to Widen or Remove a Gate Across North Poinciana Drive Within County Service Area 115, San Diego County. Appellant: Todd Mauerhan**

City Attorney Hagerty and Fire Chief Rottenberg presented the staff report and answered Council's questions.

**Draft**

**PUBLIC SPEAKERS:**

1. Todd Mauerhan, appellant, requested Council overturn the decision of the Fire Chief.
2. Rob Jewett asked Council to support the decision of the Fire Chief and submitted copies of three letters.
3. Manuel Morrow spoke in support of the Fire Chief's decision.

During discussion, Council discussed the issue of the resident's location physically being outside the Santee city limits, but falling under the City's jurisdiction because of the contract between the City of Santee and the County of San Diego to enforce the Uniform Fire Code and the California Fire Code within County Service Area 115.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Ryan, the decision of the Fire Chief to have the gate on North Poinciana Drive widened or removed was upheld with all voting aye.

**(B) Animal Control Service Alternatives**

City Manager Till presented the staff report.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Jones, it was approved to continue with the current contract for animal control services while pursuing future services with the City of El Cajon with all voting aye.

7. **COMMUNICATION FROM THE PUBLIC:** None

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

**Draft**

**11. CITY ATTORNEY REPORTS:** None

**12. CLOSED SESSION:** None

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:26 p.m. in memory of Nancy Fazio.

Date Approved:

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Linda Troyan, Commission Secretary  
and for Authority Secretary Keith Till

**MEETING DATE**

February 27, 2008

**AGENDA ITEM NO.****ITEM TITLE**     PAYMENT OF DEMANDS**DIRECTOR/DEPARTMENT**

Tim K. McDermott/Finance

**SUMMARY**

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

**FINANCIAL STATEMENT**

Adequate budgeted funds are available for the payment of demands per the attached listing.

**RECOMMENDATION**

Approval of the payment of demands as presented.

**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands  
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/07/08	Accounts Payable	\$ 2,741,496.00
02/13/08	Accounts Payable	1,437,325.49
02/14/08	Payroll	<u>469,577.86</u>
	TOTAL	<u>\$4,648,399.35</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

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Tim K. McDermott, Director of Finance



WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71539	02/06/08	VOID CHECKS	1 VOID MANUAL			02-06-08		N M 010.0422.000010
71540	01/30/08	SAN DIEGO/COUNTY OF	85003 LAW ENFORCEMENT SEP 8,840.00					N M 012.0484.002123
71540	01/30/08	SAN DIEGO/COUNTY OF	85003 LAW ENFORCEMENT SEP 4,923.25CR					N M 010.03305
71540	01/30/08	SAN DIEGO/COUNTY OF	85003 LAW ENFORCEMENT S 950,783.00					N M 010.0460.002996
				954,699.75	*CHECK TOTAL			
71541	02/06/08	VOID CHECKS	1 VOID LEAD			02-06-08		N M 010.0422.000010
71542	02/07/08	A T & T	5359 TELEPHONE SERVICE	24.24		619-258-4116		N D 010.0445.002980
71542	02/07/08	A T & T	5359 TELEPHONE SERVICE	28.68		619-448-6390		N D 010.0472.002480
				52.92	*CHECK TOTAL			
71543	02/07/08	AHA HOUSING	5516 JURIDICTIONAL MCC	2,320.56		JULY-DEC 07		N D 195.0950.002120
71544	02/07/08	AL'S SPORT SHOP	5550 VOLLEYBALL/BSKETBALL	124.95		27702	918424	P N D 010.0445.002900
71545	02/07/08	ALLIED TRENCH SHORIN	5564 METAL STEEL PLATES	122.45		826814	918532	P N D 010.0445.002400
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	6.75		FEBRUARY 08		N D 010.0401.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	33.21		FEBRUARY 08		N D 010.0410.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	40.50		FEBRUARY 08		N D 010.0415.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	66.55		FEBRUARY 08		N D 010.0420.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	61.61		FEBRUARY 08		N D 010.0422.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	159.54		FEBRUARY 08		N D 010.0435.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	27.00		FEBRUARY 08		N D 010.0438.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	144.04		FEBRUARY 08		N D 010.0445.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	3.38		FEBRUARY 08		N D 010.0446.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	10.13		FEBRUARY 08		N D 010.0450.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	95.16		FEBRUARY 08		N D 010.0452.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	70.32		FEBRUARY 08		N D 010.0470.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	623.76		FEBRUARY 08		N D 010.0472.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	12.69		FEBRUARY 08		N D 010.0439.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	139.69		FEBRUARY 08		N D 010.0476.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	137.42		FEBRUARY 08		N D 128.0435.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	37.31		FEBRUARY 08		N D 128.0451.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	6.86		FEBRUARY 08		N D 128.0454.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	29.08		FEBRUARY 08		N D 128.0552.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	8.77		FEBRUARY 08		N D 128.0450.001250
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	15.29		FEBRUARY 08		N D 010.0401.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	105.68		FEBRUARY 08		N D 010.0410.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	138.23		FEBRUARY 08		N D 010.0415.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	163.47		FEBRUARY 08		N D 010.0420.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	160.97		FEBRUARY 08		N D 010.0422.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	539.90		FEBRUARY 08		N D 010.0435.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	89.25		FEBRUARY 08		N D 010.0438.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	355.28		FEBRUARY 08		N D 010.0445.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	11.92		FEBRUARY 08		N D 010.0446.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	47.93		FEBRUARY 08		N D 010.0450.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	235.65		FEBRUARY 08		N D 010.0452.001255

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	237.42		FEBRUARY 08		N D 010.0470.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	37.26		FEBRUARY 08		N D 010.0472.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	33.53		FEBRUARY 08		N D 010.0439.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	68.34		FEBRUARY 08		N D 010.0476.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	390.50		FEBRUARY 08		N D 128.0435.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	16.85		FEBRUARY 08		N D 128.0451.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	115.93		FEBRUARY 08		N D 128.0454.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	92.65		FEBRUARY 08		N D 128.0552.001255
71546	02/07/08	ASSURANT EMPLOYEE BE	6592 LIFE AD & D	36.09		FEBRUARY 08		N D 128.0450.001255
				4,605.91		*CHECK TOTAL		
71547	02/07/08	AVAYA, INC	59468 3 MO LEASE MAINT.	97.35		2726787538		N D 010.0452.002480
71548	02/07/08	BLUE CROSS OF CALIFO	8128 EMPLOYEE ASSIST PROGR	364.42		000221997B	023527	P N D 010.0415.002060
71549	02/07/08	BROWN/JENNIFER	.08192 RECREATION REFUND	50.00				N D 113.03999
71550	02/07/08	BUSINESS XPANSION JO	8818 COLOR AD JANUARY 20	1,499.00		11909		N D 190.0900.005610
71551	02/07/08	CAL WATER	51341 DEIONIZED WATER OPS FA	30.00		000071756	017765	P N D 010.0445.002890
71551	02/07/08	CAL WATER	51341 DEIONIZED WATER FS#5	7.50		000072080	918106	P N D 010.0476.002360
71551	02/07/08	CAL WATER	51341 DEIONIZED WATER FS#4	45.00		000072082	918106	P N D 010.0472.002360
71551	02/07/08	CAL WATER	51341 DEIONIZED WATER FS#4	15.00		000072082	918106	P N D 010.0476.002360
71551	02/07/08	CAL WATER	51341 DEIONIZED WATER FS#5	22.50		000072080	918106	P N D 010.0472.002360
				120.00		*CHECK TOTAL		
71552	02/07/08	CANNON PACIFIC SERVI	14617 DELIVER 300 SAND BAGS	501.00		518829	918443	P N D 061.0508.002880
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	3,924.09		FEB 08		N D 010.0401.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,066.02		FEB 08		N D 010.0410.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,604.39		FEB 08		N D 010.0415.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	2,097.00		FEB 08		N D 010.0420.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	3,998.93		FEB 08		N D 010.0422.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	6,878.05		FEB 08		N D 010.0435.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,603.66		FEB 08		N D 010.0438.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	5,568.50		FEB 08		N D 128.0435.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	8,548.05		FEB 08		N D 010.0445.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	223.43		FEB 08		N D 010.0446.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	266.51		FEB 08		N D 010.0450.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	409.57		FEB 08		N D 128.0450.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,225.56		FEB 08		N D 128.0451.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,95.44		FEB 08		N D 128.0454.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,543.55		FEB 08		N D 128.0552.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	5,526.68		FEB 08		N D 010.0452.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	3,835.43		FEB 08		N D 010.0470.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	30,185.82		FEB 08		N D 010.0472.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	710.31		FEB 08		N D 010.0439.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	9,455.00		FEB 08		N D 010.0476.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	10,296.10		FEB 08		N D 010.0472.001240
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,065.29		FEB 08		N D 010.0422.001240

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71553	02/07/08	CHC OF CALIFORNIA	19510 HEALTH INSURANCE	1,045.70		FEB 08		N D 010.0445.001240
				101,273.08	*CHECK	TOTAL		
71554	02/07/08	CINTAS CORPORATION	19971 UNIFORM SERVICE 1-23-0	45.30			918107	P N D 010.0472.002110
71555	02/07/08	COSTAR REALTY INFORM	76308 SUBSCRIPT. PROPERTY S	189.00		JAN 08		N D 190.0900.002120
71556	02/07/08	COUNTY MOTOR PARTS	28550 STOCK OIL FILTER	170.76		654101	023542	P N D 010.0470.002820
71556	02/07/08	COUNTY MOTOR PARTS	28550 OIL FILTER	150.18		655050	023542	P N D 010.0470.002820
71556	02/07/08	COUNTY MOTOR PARTS	28550 STOCK OIL/AIR FILTER	69.57		655060	023542	P N D 010.0470.002820
71556	02/07/08	COUNTY MOTOR PARTS	28550 RETURNED MDSE	61.68CR		655504	023542	P N D 010.0470.002820
71556	02/07/08	COUNTY MOTOR PARTS	28550 ANTIFREEZE	88.59		655583	023542	P N D 010.0470.002820
71556	02/07/08	COUNTY MOTOR PARTS	28550 STOCK WIPER BLADES	116.79		655646	023542	P N D 010.0470.002820
71556	02/07/08	COUNTY MOTOR PARTS	28550 V140 OIL FILTER	15.31		655648	023542	P N D 010.0470.002820
				549.52	*CHECK	TOTAL		
71557	02/07/08	COX COMMUNICATIONS	28882 TELEPHONE SERVICE	29.90				N D 010.0445.002480
71557	02/07/08	COX COMMUNICATIONS	28882 TELEPHONE SERVICE	14.23				N D 010.0472.002480
				44.13	*CHECK	TOTAL		
71558	02/07/08	D-MAX ENGINEERING IN	5513 DRY WEATHER TESTIN	32,220.20		1925	023485	P N D 061.0508.002030
71559	02/07/08	DRIVER ALLIANT INSUR	34485 LIABILITY INS 4TH QT	2,055.38		10-01/12-31-07		N D 010.0456.004250
71560	02/07/08	DUDEK AND ASSOCIATES	34572 FANITA BIO STUDY	5,453.14		20076594	023255	P N D 115.0527.006100
71561	02/07/08	EAST COUNTY ALIGNMEN	34579 V121 ALIGNMENT	25.17		117139	918110	P N D 010.0470.002820
71562	02/07/08	EL CAJON PLUMBING &	37525 PLUMBING SUPPLIES	32.33		164718	918415	P N D 010.0445.002886
71562	02/07/08	EL CAJON PLUMBING &	37525 PLUMBING SUPPLIES	27.39		165439	918415	P N D 010.0445.002900
				59.72	*CHECK	TOTAL		
71563	02/07/08	ESGIL CORPORATION	40000 FEES 01-28/02-01-0	28,102.21				N D 010.0437.002130
71564	02/07/08	FED EX	43330 SHIPPING	23.06		250071402		N D 010.0410.002500
71564	02/07/08	FED EX	43330 SHIPPING SUB#206008	25.81		250071402		N D 115.0526.006100
71564	02/07/08	FED EX	43330 SHIPPING	20.61		250071402		N D 010.0422.002500
				69.48	*CHECK	TOTAL		
71565	02/07/08	FIREHOUSE GOURMET IN	43415 ICS 300 TRAINING	1,500.00		007		N D 010.0472.006853
71566	02/07/08	GCR MARKETING NETWOR	46025 BROKER LISTING	1,490.00				7 D 190.0900.002120
71567	02/07/08	HELIIX ENVIRONMENTAL	47992 TCCP MASS GRADING	941.79		35797	023306	P N D 290.0900.200633
71568	02/07/08	HOME DEPOT/THE	49051 SUPPLIES	102.27		1135752	023534	P N D 010.0472.003990
71568	02/07/08	HOME DEPOT/THE	49051 SUPPLIES	81.65		6150464	023534	P N D 010.0472.003990
71568	02/07/08	HOME DEPOT/THE	49051 SUPPLIES	83.98		8150260	023534	P N D 010.0472.003990
				267.90	*CHECK	TOTAL		

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71569	02/07/08	HYDROSCAPE PRODUCTS	49548 IRRIGATION SUPPLIES	345.86		05320210-00	023530	P N D 095.0951.003630
71570	02/07/08	IKON PERSONNEL INC.	50765 TEMP LANDSCAPE LABOR	507.50		8630	023568	P N D 061.0508.002855
71570	02/07/08	IKON PERSONNEL INC.	50765 TEMP LANDSCAPE LABOR	348.00		8644	023568	P N D 020.0445.002900
				855.50		*CHECK TOTAL		
71571	02/07/08	INFOPRINT SOLUTIONS	51461 MAINT. 01-01/6-30-0 1,188.00			1802826		N D 010.0422.002810
71572	02/07/08	INTER TEL LEASING	51554 MONTHLY RENTAL 130737 134.16			285407	023629	P N D 010.0472.002480
71572	02/07/08	INTER TEL LEASING	51554 MONTHLY RENTAL 124690 211.13			292138	023629	P N D 010.0472.002480
71572	02/07/08	INTER TEL LEASING	51554 MONTHLY RENTAL 124690 70.38			292138	023629	P N D 010.0476.002480
71572	02/07/08	INTER TEL LEASING	51554 MONTHLY RENTAL 130737 44.72			295407	023629	P N D 010.0476.002480
				460.39		*CHECK TOTAL		
71573	02/07/08	IM OFF-SITE DATA PRO	6870 OFF SITE DATA STORAGE	645.51		KT38726/38734	023541	P N D 010.0410.002680
71574	02/07/08	KEARNY MESA FORD	53609 V140 & MEDIC STOCK	538.39		106536	023512	P N D 010.0476.002820
71575	02/07/08	KEYSER MARSTON ASSOC	54557 FANITA RANCH SUB#20702	93.78		17107	023478	P N D 115.0526.006100
71576	02/07/08	LAS VEGAS HILTON	56607 ICSC SPRING CONVENT	1,551.96		QHCJL		N D 190.0900.005610
71577	02/07/08	LUETTIEKE/LORI	.08195 REFUND PERMIT #06-6 1,270.78					N D 010.03220
71578	02/07/08	MARTIN & CHAPMAN CO	62022 CONSULTING PACKAGE	590.51		28063		N D 010.0410.002630
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	406.14		FEB 08		N D 010.0401.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	209.26		FEB 08		N D 010.0410.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	165.62		FEB 08		N D 010.0415.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	277.48		FEB 08		N D 010.0420.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	386.55		FEB 08		N D 010.0422.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	676.12		FEB 08		N D 010.0435.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	891.87		FEB 08		N D 010.0445.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	17.67		FEB 08		N D 010.0446.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	71.16		FEB 08		N D 010.0450.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	360.57		FEB 08		N D 010.0452.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	376.90		FEB 08		N D 010.0470.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	100.21		FEB 08		N D 010.0472.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	227.75CR		FEB 08		N D 010.0439.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	123.19		FEB 08		N D 010.0476.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	545.31		FEB 08		N D 128.0435.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	40.66		FEB 08		N D 010.0438.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	148.04		FEB 08		N D 128.0451.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	115.67		FEB 08		N D 128.0552.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	35.55		FEB 08		N D 128.0454.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	177.30		FEB 08		N D 010.0472.001280
71579	02/07/08	METLIFE SMALL BUSINE	62489 DENTAL INSURANCE	41.11		FEB 08		N D 128.0450.001280
				4,938.63		*CHECK TOTAL		

WARRANT DATE VENDOR

UNION BANK

Disbursement Journal

DESCRIPTION

CLAIM

INVOICE

PO#

F 9 S ACCOUNT

71580	02/07/08	METTLER/DENNIS	62518	STEEL TOE WORK BOOTS	126.02					N	D	010.0445.003180
71581	02/07/08	KMBS U.S.A., INC.	62844	MAINT. COPIER	313.04	209315608	023538	P	N	D	010.0435.002810	
71582	02/07/08	RASA	76776	PROFESSIONAL SERVIC	3,980.00	4134	022863	P	7	D	115.0526.006100	
71583	02/07/08	NEXTTEL COMMUNICATION	67341	HOLSTER	34.45					N	D	010.0450.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	41.35					N	D	010.0470.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	32.51					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	42.68					N	D	010.0420.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	76.57					N	D	010.0450.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	34.70					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	42.68					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	49.49					N	D	010.0458.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	37.84					N	D	010.0470.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	38.10					N	D	010.0470.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	37.69					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	37.84					N	D	010.0474.006810
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	17.36					N	D	010.0456.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	17.36					N	D	010.0472.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.32					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	14.37					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	20.15					N	D	010.0452.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	14.37					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	12.18					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	12.18					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	12.18					N	D	010.0470.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	13.35					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	34.70					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	36.84					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	34.55					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	34.55					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.47					N	D	010.0472.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.32					N	D	010.0472.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.47					N	D	010.0472.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.32					N	D	010.0472.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.32					N	D	010.0472.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	14.37					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.47					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	14.37					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	14.22					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	12.18					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	12.18					N	D	010.0445.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	14.22					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	42.68					N	D	010.0435.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.32					N	D	010.0478.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	15.47					N	D	010.0478.002480
71583	02/07/08	NEXTTEL COMMUNICATION	67341	232617722-039	34.48					N	D	010.0476.002480

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71583	02/07/08	NEXTEL	COMMUNICATION	32.66		619-654-3948		N D 010.0476.002480
71583	02/07/08	NEXTEL	COMMUNICATION	18.30		619-654-9582		N D 010.0435.002480
71583	02/07/08	NEXTEL	COMMUNICATION	13.35		619-666-3076		N D 010.0445.002480
71583	02/07/08	NEXTEL	COMMUNICATION	12.18		619-6969		N D 010.0472.002480
71583	02/07/08	NEXTEL	COMMUNICATION	37.69		619-981-4540		N D 010.0470.002480
71583	02/07/08	NEXTEL	COMMUNICATION	37.69		619-981-9192		N D 010.0470.002480
71583	02/07/08	NEXTEL	COMMUNICATION	39.51		619-981-9194		N D 010.0470.002480
71583	02/07/08	NEXTEL	COMMUNICATION	56.44		619-981-9194		N D 010.0435.002480
71583	02/07/08	NEXTEL	COMMUNICATION	56.44		619-981-9194		N D 010.0450.002480
71583	02/07/08	NEXTEL	COMMUNICATION	1,437.92		*CHECK TOTAL		N D 010.0472.002480
71584	02/07/08	OFFICE DEPOT	STAMPS/REFILL INK	29.83		414574430-001	017935	P N D 010.0435.003990
71584	02/07/08	OFFICE DEPOT	OFFICE SUPPLIES	110.84		415420025-001		N D 010.0435.003990
				140.67		*CHECK TOTAL		
71585	02/07/08	AT&T	TELEPHONE SERVICE	20.14		448-3156		N D 010.0472.002480
71585	02/07/08	AT&T	TELEPHONE SERVICE	20.14		448-4220		N D 010.0435.002480
71585	02/07/08	AT&T	TELEPHONE SERVICE	20.14		448-8367		N D 010.0445.002480
				60.42		*CHECK TOTAL		
71586	02/07/08	AT&T/MCI	TELEPHONE SERVICE	181.26		337-257-1865		N D 010.0472.002480
71586	02/07/08	AT&T/MCI	TELEPHONE SERVICE	181.26		337-257-1866		N D 010.0472.002480
71586	02/07/08	AT&T/MCI	TELEPHONE SERVICE	250.82		337-257-2058		N D 010.0460.002480
				613.34		*CHECK TOTAL		
71587	02/07/08	PARIS LA VEGAS	ICSC SPRING CONVENTIO	413.11		HYWVP		N D 190.0900.005610
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	2.16		CSD		N D 010.0445.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	2.69		CSD		N D 010.0445.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	18.48		CSD		N D 010.0445.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	5.86		CSD		N D 010.0445.003180
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	19.02		CSD		N D 010.0445.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	22.27		CSD		N D 010.0445.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	5.23		CSD		N D 095.0951.003630
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	17.22		CSD		N D 010.0445.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	5.92		CSD		N D 010.0445.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	43.09		CSD		N D 010.0445.003370
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	6.34		CSD		N D 010.0445.002886
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	17.25		CSD		N D 010.0445.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	19.40		HR		N D 010.0415.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	30.71		HR		N D 010.0415.003990
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	17.74		HR		N D 010.0415.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	34.03		HR		N D 010.0415.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	16.76		HR		N D 010.0415.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	17.00		HR		N D 010.0415.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	14.98		HR		N D 010.0415.002260
71588	02/07/08	PETTY CASH- JAN SHER	PETTY CASH	316.15		*CHECK TOTAL		N D 010.0415.003990

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71589	02/07/08	PHILLIPS/KELLY	.08194 RECREATION REFUND	70.00		1012641.001		N D 113.03842
71590	02/07/08	IMAGISTICS INTERNATI	76677 COPIER MAINTENANCE	141.00		408574949	918041	P N D 010.0420.002810
71591	02/07/08	PBS&J	76148 FANITA RANCH SUB# 136,500.40			358294	023147	P N D 115.0527.006100
71592	02/07/08	PROFESSIONAL TRAININ	76357 CPR CARDS	165.00		10826/10825		N D 010.0472.002130
71592	02/07/08	PROFESSIONAL TRAININ	76357 CPR CARDS	50.00		10826/10825		N D 010.0476.002130
				215.00		*CHECK TOTAL		
71593	02/07/08	PROGRESSIVE MEDICAL	76341 MISC AMBULANCE SUPPLI	161.41		0126007-IN	023517	P N D 010.0476.003990
71593	02/07/08	PROGRESSIVE MEDICAL	76341 MISC AMBULANCE SUPPLI	87.16		0126032-IN	023517	P N D 010.0476.003990
71593	02/07/08	PROGRESSIVE MEDICAL	76341 MISC AMBULANCE SUPPLI	94.88		0126170-IN	023517	P N D 010.0476.003990
				343.45		*CHECK TOTAL		
71594	02/07/08	RESCUE ROOTER SAN DI	77315 PLUMBING REPAIR	464.00		8107-277861	017757	P N D 010.0445.002887
71595	02/07/08	ROBERT HALF MANAGE R	79172 TEMP FINANCE MANAGE	1,575.00		20617021	023565	P N D 010.0422.001021
71595	02/07/08	ROBERT HALF MANAGE R	79172 TEMP FINANCE MANAGER	337.50		20617021	023565	P N D 128.0451.001021
71595	02/07/08	ROBERT HALF MANAGE R	79172 TEMP FINANCE MANAGER	337.50		20617021	023565	P N D 128.0552.001021
				2,250.00		*CHECK TOTAL		
71596	02/07/08	SAN DIEGO/COUNTY OF	85003 LAW ENFORCEMENT O	950,783.00				N D 010.0460.002996
71596	02/07/08	SAN DIEGO/COUNTY OF	85003 LAW ENFORCEMENT OCT	8,840.00				N D 012.0484.002123
71596	02/07/08	SAN DIEGO/COUNTY OF	85003 LAW ENFORCEMENT OCT	3,034.66CR				N D 010.03305
				956,588.34		*CHECK TOTAL		
71597	02/07/08	SANTEE CASA & SANTEE	89691 CDBG PROGRAM	733.84		1	017547	P N D 070.0510.006545
71598	02/07/08	S D FIREFIGHTERS FED	91010 DENTAL INSURANCE	2,520.00		JAN 08		N D 010.0472.001280
71598	02/07/08	S D FIREFIGHTERS FED	91010 DENTAL INSURANCE	3,240.00		JAN 08		N D 010.0476.001280
						*CHECK TOTAL		
71599	02/07/08	SANTEE MINISTERIAL C	91100 FOOD BANK	3,082.63		11-13/1-31-08	023627	P N D 070.0510.006511
* 71600	02/07/08	SANTEE MOBILE ESTATE	91150 RENTAL ASSISTANCE	150.00		FEB/MARCH 08		G D 195.0950.006600
71601	02/07/08	SHARP REES-STEALY ME	95616 DMV EXAM	90.00		195-1	918530	P 6 D 010.0445.002050
* 71602	02/07/08	SHORELINE COMMUNITIE	.08190 REFUND SUB ACCT #20	7,553.37				N D 115.0527.006100
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 185/GAS 140	950.29		126917	023595	P N D 010.0470.003140
71603	02/07/08	SOCO GROUP/THE	96625 PROPANE	57.26		127064	023595	P N D 010.0470.003140
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 25	162.94		127123	023595	P N D 010.0470.003140
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 250/GAS 59	932.88		127770	023595	P N D 010.0470.003140
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 380/GAS 358	1,774.65		27240	023605	P N D 010.0470.003140
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 380/GAS 358	450.94		27240	023605	P N D 010.0476.003140
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 143/GAS 118	532.87		27960	023605	P N D 010.0470.003140
71603	02/07/08	SOCO GROUP/THE	96625 DIESEL 143/GAS 118	223.53		27960	023605	P N D 010.0476.003140
				5,085.36		*CHECK TOTAL		

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71604	02/07/08	SOLUTIONS SAFETY SER	96627 UNIFORM REPAIR	46.60		C7074	918123	P N D 010.0472.003180
71605	02/07/08	SOUTH BAY FOUNDRY	96612 MISC SUPPLIES	781.19		0090759-IN	017758	P N D 061.0508.003990
71606	02/07/08	SOUTH COAST EMERGEC	96640 MUFFLER CLAMP	181.84		3214	017898	P N D 010.0470.002820
71607	02/07/08	SOUTHLAND ENVELOPE	102805 ENVELOPES	320.67		44350	017980	P N D 010.0435.003990
71608	02/07/08	STAT PHARMACEUTICALS	100712 CONTROLLED MEDICATION	239.33		353632-01	023552	P N D 010.0476.003990
71608	02/07/08	STAT PHARMACEUTICALS	100712 CONTROLLED MEDICATION	21.39		354230-00	023552	P N D 010.0476.003990
				260.72		*CHECK TOTAL		
71609	02/07/08	STATE OF CALIFORNIA	100339 REPAYMENT FEMA	19,045.00				N D 010.03630
71609	02/07/08	STATE OF CALIFORNIA	100339 REPAYMENT FEMA	1,682.00				N D 010.03400
				20,727.00		*CHECK TOTAL		
71610	02/07/08	STEVEN SMITH LANDSCA	101100 LANDSCAPE MAINT.	24.04		14510 OCT	023532	P N D 010.0445.002900
71611	02/07/08	T & T JANITORIAL	101643 JANITORIAL	2,000.65		200819-JAN	023551	P 7 D 010.0445.002130
71611	02/07/08	T & T JANITORIAL	101643 JANITORIAL	420.34		200819-JAN	023551	P 7 D 010.0456.002150
71611	02/07/08	T & T JANITORIAL	101643 JANITORIAL	316.67		200819-JAN	023551	P 7 D 113.0394.002150
71611	02/07/08	T & T JANITORIAL	101643 JANITORIAL	100.00		200819-JAN	023551	P 7 D 128.0435.002150
71611	02/07/08	T & T JANITORIAL	101643 JANITORIAL	83.34		200819-JAN	023551	P 7 D 128.0451.002150
71611	02/07/08	T & T JANITORIAL	101643 JANITORIAL	30.00		200819-JAN	023551	P 7 D 128.0552.002150
				2,951.00		*CHECK TOTAL		
71612	02/07/08	TETRA TECH, INC	101317 CONSTRUCTION SUPERV	6,400.00		50130565	023606	F N D 021.0501.200707
71613	02/07/08	THOMPSON WEST	.08041 WC LAW BULLETIN	168.00		563360		N D 010.0417.002220
71614	02/07/08	TRI-ANIM HEALTH SERV	102263 MISC AMBULANCE SUPPLI	132.40CR		SCH80022607	023518	P N D 010.0476.003990
71614	02/07/08	TRI-ANIM HEALTH SERV	102263 MISC AMBULANCE SUPPLI	132.37		SCH80144876	023518	P N D 010.0476.003990
71614	02/07/08	TRI-ANIM HEALTH SERV	102263 MISC AMBULANCE SUPPLIES	8.87		SCH80210028	023518	P N D 010.0476.003990
71614	02/07/08	TRI-ANIM HEALTH SERV	102263 MISC AMBULANCE SUPPLIES	8.95		SCH80219712	023518	P N D 010.0476.003990
				17.79		*CHECK TOTAL		
71615	02/07/08	VORTEX	.08196 FS#4 REPAIRS TO DOOR	374.12		113525261		N D 010.0445.002887
71616	02/07/08	WESTERN EXTERMINATOR	106111 PEST CONTROL	375.00		011070660386	023555	P N D 010.0445.002900
71616	02/07/08	WESTERN EXTERMINATOR	106111 PEST CONTROL	125.00		011070660394	023555	P N D 020.0445.002900
				500.00		*CHECK TOTAL		
71617	02/07/08	WESTERN RIM CONSTRUC	106203 TCCP MASS GRADING	58,776.52		14		N D 060.02055
71617	02/07/08	WESTERN RIM CONSTRUC	106203 TCCP MASS GRADING	250,013.20		14		N D 290.02055
71617	02/07/08	WESTERN RIM CONSTRUC	106203 TCCP MASS GRADING	15,196.60		15		N D 290.0900.200633
				323,986.32		*CHECK TOTAL		
71618	02/07/08	WHITE CAP TOOLS	101164 HEAVY DUTY TRENCH	2,267.43		36005053	918480	F N D 061.0508.002855

\*represents check re-issued as the result of a printer malfunction



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Disbursement Journal

CITY OF SANTEE  
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WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71619	02/07/08	XEROX CORPORATION	110502 COPIER SUPPLY/MAINT	243.29	030308352		023506	P N D 010.0452.002681
283349	02/06/08	TRISTAR RISK MANAGEM	102236 WORKERS COMP DEC 07	1,878.04	113107			N M 010.0470.001220
283349	02/06/08	TRISTAR RISK MANAGEM	102236 WORKERS COMP DEC 07	5,917.63	113107			N M 010.0472.001220
283349	02/06/08	TRISTAR RISK MANAGEM	102236 WORKERS COMP DEC 07	646.15	113107			N M 010.0476.001220
283349	02/06/08	TRISTAR RISK MANAGEM	102236 WORKERS COMP DEC 07	99.47	113107			N M 113.0394.001220
				8,541.29	*CHECK TOTAL			
UNION BANK								
291883	02/06/08	ARCHER WESTERN, INC.	6876 F CREEK IMPROVEMENTS	217.50	RET 25		023282	P N M 065.0498.200221
291883	02/06/08	ARCHER WESTERN, INC.	6876 F CREEK	217.50CR	RET 25			N M 065.02055
291883	02/06/08	ARCHER WESTERN, INC.	6876 F CREEK	217.50	RET 25			N M 065.01035
291883	02/06/08	ARCHER WESTERN, INC.	6876 F CREEK IMPROVEMEN	98,255.50	* 25		023282	P N M 065.0498.200221
				98,473.00	*CHECK TOTAL			
TOTAL				2,741,496.00				
UNION BANK								

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71620	02/13/08	VOID CHECKS	1 VOID LEAD			02-13-08		N M 010.0422.000010
71621	02/13/08	A T & T	5359 TELEPHONE SERVICES	28.68		619-562-3969		N D 010.0472.002480
71622	02/13/08	BAY CITY ELECTRIC WO	6702 FS#4 MAINT DEC 07	261.25		13181	918515	P N D 010.0445.002887
71622	02/13/08	BAY CITY ELECTRIC WO	6702 FS#5 MAINT DEC 07	261.25		13185	918515	P N D 010.0445.002888
71622	02/13/08	BAY CITY ELECTRIC WO	6702 CITY HALL MAINT DEC 0	210.00		13318	918515	P N D 010.0445.002886
				732.50		*CHECK TOTAL		
71623	02/13/08	BURNER/RONALD	8609 PROFESSIONAL SVCS-J 2,500.00			420108-JAN	023547	P 7 D 010.0452.002130
71624	02/13/08	CAL WATER	51341 FS#4 DEIONIZED WATER	27.00		00072779	918106	P N D 010.0472.002360
71624	02/13/08	CAL WATER	51341 DEIONIZED WATER FS#4	9.00		00072779	918106	P N D 010.0476.002360
71624	02/13/08	CAL WATER	51341 DEIONIZED FS#5 WASH	18.00		00072780	918106	P N D 010.0472.002360
71624	02/13/08	CAL WATER	51341 DEIONIZED FS#5 WASH	6.00		00072780	918106	P N D 010.0476.002360
				60.00		*CHECK TOTAL		
71625	02/13/08	CARLIN/TAMARA	14867 INSTRUCT. TINY TYKE	1,275.00		01-07/02-07-08	7	D 113.0386.002130
71626	02/13/08	CHALLENGER SPORTS	19012 SOCCER CAMP	1,264.00		07-30/08-03-07	7	D 113.0398.002130
71627	02/13/08	CINTAS CORPORATION	19971 UNIFORM SERVICE 01-30-	45.30		694542004	918107	P N D 010.0472.002110
71628	02/13/08	CITY ELECTRIC SUPPLY	20070 ELECTRICAL SUPPLIES	29.10		001321	017752	P N D 010.0445.002886
71628	02/13/08	CITY ELECTRIC SUPPLY	20070 ELECTRICAL SUPPLIES	79.47		001322	918457	P N D 010.0445.002900
				108.57		*CHECK TOTAL		
71629	02/13/08	COPY CORRAL, INC.	26500 COPIES	31.03		35292	918108	P N D 010.0472.003990
71629	02/13/08	COPY CORRAL, INC.	26500 COPIES	80.81		35293	918108	P N D 010.0476.003990
71629	02/13/08	COPY CORRAL, INC.	26500 EOC HANDBOOKS	530.00		35322		N D 010.0478.006846
				641.84		*CHECK TOTAL		
71630	02/13/08	CORPORATE EXPRESS OF	28444 RIBBON/PAPER/CATALOG	68.38		84033326	023508	P N D 010.0470.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 RETURNED SUPPLIES	5.56CR		84049267	023508	P N D 010.0470.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 RETURNS	4.16CR		84067821	918308	P N D 010.0410.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 SUPPLIES	15.76		84071503	023519	P N D 010.0422.002300
71630	02/13/08	CORPORATE EXPRESS OF	28444 SUPPLIES	23.63		84071503	023519	P N D 010.0422.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 SUPPLIES	142.08		84101527	023513	P N D 010.0435.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 CLIPBOARD/INDEX CARDS	33.01		84101529	023508	P N D 010.0472.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 CLIPBOARD/INDEX CARDS	15.58		84101529	023508	P N D 010.0476.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 CLIPBOARD/INDEX CARDS	65.59		84101529	023508	P N D 010.0470.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 CLIPBOARD/INDEX CARDS	7.79		84101529	918031	P N D 010.0401.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 TONER	53.72		84191568	918031	P N D 010.0420.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 TONER	53.73		84191568	918031	P N D 010.0420.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 ORGANIZER	25.35		84191587	023513	P N D 010.0435.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 SUPPLIES	54.75		84191596	023556	P N D 010.0450.003990
71630	02/13/08	CORPORATE EXPRESS OF	28444 SUPPLIES	33.14		84191596	023556	P N D 113.0395.002300
71630	02/13/08	CORPORATE EXPRESS OF	28444 SUPPLIES	109.56		84191596	023556	P N D 113.0395.003990

WARRANT DATE VENDOR

UNION BANK

DESCRIPTION

AMOUNT

CLAIM INVOICE

PO# F 9 S ACCOUNT

71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	3.52	84191597	023556	P N D	010.0450.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	120.48	84191599	023519	P N D	010.0422.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	180.72	84191599	023519	P N D	010.0422.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	FILES	9.83	84191600	023519	P N D	010.0422.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	FILES	14.75	84191600	023519	P N D	010.0422.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	MARKERS	6.98	84228015	023513	P N D	010.0435.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	FILES	24.20	84228026	023556	P N D	113.0395.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	80.73	84228039	023508	P N D	010.0470.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	1.89	84228039	023508	P N D	010.0470.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	PAPER TOWELS/TISSUES	656.97	84309933	023578	P N D	010.0456.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	ORGANIZER	24.00	84357786	023513	P N D	010.0435.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	BNDR/TAPE/RACK	28.72	84357793	023508	P N D	010.0470.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	BNDR/TAPE/RACK	72.77	84357793	023508	P N D	010.0470.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	BNDR/TAPE/RACK	31.19	84357793	023508	P N D	010.0476.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	FILES/PAPER/DISKS	69.56	84357796	017090	P N D	010.0415.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	25.96	84440879	023556	P N D	113.0395.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	43.60	84440879	023556	P N D	113.0395.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	114.08	84440879	023556	P N D	113.0395.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	INDEX CARDS/ENVELOPES	25.27	84440890	918031	P N D	010.0401.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	INDEX CARDS/ENVELOPES	25.27	84440890	918031	P N D	010.0420.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	DESK CALENDARS	8.63	84480579	017090	P N D	010.0415.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	218.76	84480580	023513	P N D	010.0435.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	54.39	84480582	918308	P N D	010.0410.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	51.94	84480582	918308	P N D	010.0410.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	TONER CARTRIDGE	180.11	84559139	023508	P N D	010.0476.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	TONER/SUPPLIES	61.45	84559146	918031	P N D	010.0401.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	TONER/SUPPLIES	61.45	84559146	918031	P N D	010.0420.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	49.90	84629452	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	49.90	84629452	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	INDEX TABS	1.89	84629459	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	INDEX TABS	1.88	84629459	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	INDEX TABS	1.89	84629459	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	PENS	2.19	84662371	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	PENS	2.19	84662371	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	PENS	2.17	84662371	017575	P N D	128.0451.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	BINDERS	6.14CR	84688751	918031	P N D	010.0401.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	BINDERS	6.14CR	84688751	918031	P N D	010.0420.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	251.38	84698354	023513	P N D	010.0435.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	28.25	84738324	918031	P N D	010.0401.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	28.24	84738324	918031	P N D	010.0420.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	BINDERS	129.27	84773952	918031	P N D	010.0478.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	SUPPLIES	60.38	84773960	918308	P N D	010.0410.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	AUDIO TAPE	4.40	84773961	918308	P N D	010.0410.003990
71630	02/13/08	CORPORATE	EXPRESS OF	28444	FOLDERS/LABELS/FOLDERS	49.23	84846729	017090	P N D	010.0415.003990
						3,590.76	*CHECK TOTAL			

71631 02/13/08 COSTCO  
71631 02/13/08 COSTCO

76300 FIRE STATION SUPPLIES 297.14  
76300 FIRE STATION SUPPLIES 127.35  
424.49

\*CHECK TOTAL

023535 P N D 010.0472.003990  
023535 P N D 010.0476.003990

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71632	02/13/08	COX COMMUNICATIONS	28882 TELEPHONE FS #4	242.83		3110052335901		N D 010.0472.002480
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	3.00		59490		N D 010.0401.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	6.00		59490		N D 010.0410.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	6.00		59490		N D 010.0415.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	19.50		59490		N D 010.0420.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	19.20		59490		N D 010.0422.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	9.00		59490		N D 010.0435.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	6.00		59490		N D 010.0438.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	3.00		59490		N D 010.0439.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	15.00		59490		N D 010.0470.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	48.00		59490		N D 010.0472.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	15.00		59490		N D 010.0474.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	15.00		59490		N D 128.0435.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	5.70		59490		N D 128.0451.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	0.90		59490		N D 128.0454.001240
71633	02/13/08	CREATIVE BENEFITS, I	28837 FSA ADMIN CHARGES	8.70		59490		N D 128.0552.001240
				180.00		*CHECK TOTAL		
71634	02/13/08	DALEY & HEFT	33100 LEGAL SERVICES	245.31		28801		7 D 010.0417.002148
71634	02/13/08	DALEY & HEFT	33100 LEGAL SERVICES	1,396.20		29064		7 D 010.0417.002148
71634	02/13/08	DALEY & HEFT	33100 LEGAL SERVICES	809.78		30093		7 D 010.0417.002148
				2,451.29		*CHECK TOTAL		
71635	02/13/08	DREW FORD	34541 CREDIT	103.77CR		C40427		023511 P N D 010.0476.002820
71635	02/13/08	DREW FORD	34541 V139 REPAIR	105.18		C53574		023511 P N D 010.0476.002820
71635	02/13/08	DREW FORD	34541 CHECK AIR BAG LGHT	95.00		C55297		N D 010.0439.006810
71635	02/13/08	DREW FORD	34541 V139 CHECK GUAGE LIGHT	18.69		C56580		023511 P N D 010.0476.002820
				115.10		*CHECK TOTAL		
71636	02/13/08	EAST COUNTY CALIFORN	34597 PUB ORDINANCE 476	206.50		14867		N D 010.0410.002600
71637	02/13/08	ELLISON WILSON ADVOC	37756 LEGISLATIVE ADVOCAC	2,500.00		208		023546 P N D 010.0401.002120
71638	02/13/08	ESGIL CORPORATION	40000 FEES 02-04/02-08-07	7,825.05				N D 010.0437.002130
71639	02/13/08	ESRI	40034 ARCVIEW SINGLE USE	2,332.71		91689285		023626 F N D 010.0472.007003
71639	02/13/08	ESRI	40034 ARCVIEW SINGLE USE LI	583.18		91689285		023626 F N D 010.0472.007000
				2,915.89		*CHECK TOTAL		
71640	02/13/08	FED EX	43330 SHIPPING SUB#206008	25.81		251257597		N D 115.0526.006100
71640	02/13/08	FED EX	43330 SHIPPING	45.78		251257597		N D 010.0470.002500
				71.59		*CHECK TOTAL		
71641	02/13/08	FREEDMAN/MARNI	44107 INSTRUCT. WRITING	210.00		01-14/02-04-08		N D 113.0385.002130
71642	02/13/08	HAWTHORNE MACHINERY	47935 CABLE	40.18		PS020005477		918170 P N D 010.0470.002820



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71650 02/13/08 MEDICO PROFESSIONAL  
71650 02/13/08 MEDICO PROFESSIONAL

62317 UNIFORM SERVICE 01-31- 51.41  
62317 LINEN SERVICE 01-31-0 124.20  
878.05

023562 P N D 010.0476.002110  
023562 P N D 010.0476.002110

\*CHECK TOTAL

71651 02/13/08 NATIONAL SAFETY COMP

67174 ANNUAL ADMIN FEE 150.00

N D 010.0415.002070

71652 02/13/08 CHANEY, VIVIAN  
71652 02/13/08 CHANEY, VIVIAN

37377 INSTRUCT. JAZZ 765.00  
37377 INSTRUCT. JR TAP 375.00  
1,140.00

01-08/02-05-08  
01-09/02-06-08  
\*CHECK TOTAL

7 D 113.0383.002130  
7 D 113.0383.002130

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 92,507.99

N D 010.02022

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 240.26

N D 113.02022

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 10,987.11

N D 128.02022

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 146.86

N D 010.0401.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 131.11

N D 010.0410.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 190.21

N D 010.0415.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 232.25

N D 010.0420.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 227.62

N D 010.0422.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 632.11

N D 010.0435.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 112.86

N D 010.0438.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 38.49

N D 010.0439.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 475.83

N D 010.0445.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 14.01

N D 010.0446.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 131.50

N D 010.0450.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 236.71

N D 010.0452.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 15.67

N D 010.0457.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 422.16

N D 010.0459.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 3,693.95

N D 010.0470.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 1,176.60

N D 010.0472.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 27.37

N D 010.0476.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 2.87

N D 113.0387.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 2.27

N D 113.0388.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 16.35

N D 113.0394.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 548.17

N D 128.0435.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 46.95

N D 128.0450.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 141.89

N D 128.0451.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 20.56

N D 128.0454.001205

71653 02/13/08 P E R S

74500 PERS CONTRIBUTION 181.00

N D 128.0552.001205

112,600.73

\*CHECK TOTAL

71654 02/13/08 AT&T/MCI

70006 TELEPHONE SERVICES 50.38

N D 010.0445.002480

71655 02/13/08 PADRE DAM MUNICIPAL

71500 10118 MAGNOLIA AVE 90.45

N D 096.0962.002361

71655 02/13/08 PADRE DAM MUNICIPAL

71500 MAGNOLIA AVENUE 24.00

N D 020.0445.002361

71655 02/13/08 PADRE DAM MUNICIPAL

71500 MAGNOLIA AVENUE 27.11

N D 020.0445.002361

71655 02/13/08 PADRE DAM MUNICIPAL

71500 MAGNOLIA @ MAST 210.89

N D 020.0445.002361

71655 02/13/08 PADRE DAM MUNICIPAL

71500 10131 MAST(SAN REMO) 190.81

N D 095.0953.002361

71655 02/13/08 PADRE DAM MUNICIPAL

71500 COUNTRY SCENES 56.09

N D 020.0445.002361

71655 02/13/08 PADRE DAM MUNICIPAL

71500 COUNTRY SCENES 24.03

N D 096.0956.002361

619-258-4116

N D 010.0445.002480

201-2253-28

N D 096.0962.002361

201-23122-01

N D 020.0445.002361

201-23238-01

N D 020.0445.002361

201-24957-01

N D 020.0445.002361

201-26706-15

N D 095.0953.002361

201-27372-15

N D 020.0445.002361

201-27372-15

N D 096.0956.002361

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71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BILTEER DRIVE	28.17	201-29488-10	N D	096.0959.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	CUYAMACA ST - IRR	260.12	201-57657-11	N D	096.0958.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	CUYAMACA ST - RW	308.49	201-57659-11	N D	020.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	CUYAMACA @WOODGLEN	596.57	201-58652-10	N D	096.0958.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	NW CUYAMACA/WOODGLEN	510.03	201-58731-10	N D	096.0958.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 7	226.64	203-03136-19	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAGNOLIA (NORTH )	24.69	203-00090-01	N D	020.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 1	141.94	203-02742-17	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 2	134.63	203-02746-13	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 3	325.21	203-02752-14	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	IRRIGATION	290.04	203-02928-21	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAGNOLIA	195.05	203-02930-01	N D	020.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 2	23.00	203-02988-02	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 6	233.21	203-03048-16	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 4	369.76	203-03146-17	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 5	255.84	203-03156-14	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 8	220.79	203-03166-12	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	BLDG 7/8	23.00	203-03202-01	N D	010.0445.002360
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAGNOLIA AVE RIVER HE	55.48	203-03628-02	N D	096.0960.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	EL NOPAL ESTATES	143.13	203-03846-02	N D	096.0960.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	EUCALYPTUS CT	41.63	203-16111-10	N D	096.0955.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	10210 WOODGLEN VISTA	811.72	203-52468-10	N D	020.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	WOODGLEN VISTA - RW	482.58	204-02775-20	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	WOODGLEN VISTA PARK	121.10	204-02857-01	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	CAMELOT HEIGHTS	43.17	204-03145-16	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PARKWAY	153.09	204-034525-03	N D	096.0957.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PARKWAY	164.51	209-02014-16	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PKWY-RW	93.56	209-02021-17	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	170 TOWN CTR PKWY	122.02	209-02032-12	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PKWY - RW	269.72	209-02032-22	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PARKWAY	223.00	209-02134-12	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PARKWAY	192.28	209-02136-11	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CENTER PARKWAY	82.14	209-02205-17	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	TOWN CNTR PARK-MATION	146.89	209-02461-15	N D	095.0951.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	CUYAMACA ST-LL FIELD	825.56	209-03888-25	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	RIVERWALK DRIVE	160.36	209-03890-01	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	RIVERWALK DRIVE	222.66	209-04434-02	N D	010.0445.002300
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	RIVERWALK/CUYAMACA	61.62	209-04454-02	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAST	55.29	209-05542-10	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAGNOLIA AVE - RW	228.62	209-06564-10	N D	010.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAGNOLIA AVE - RW	51.00	209-30458-10	N D	095.0952.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MAGNOLIA AVE. S OF BRAV	46.15	209-31659-01	N D	020.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	MISSION CREEK	576.45	209-31731-10	N D	020.0445.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	10 MISSION CREEK	145.56	209-60110-10	N D	095.0954.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	39-99 WILLOW POND	198.51	209-62784-19	N D	095.0954.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	40-102 RIVER PARK	171.52	209-64110-20	N D	095.0954.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500	RIVER PARK DR	295.34	209-65043-19	N D	095.0954.002361
71655	02/13/08	PADRE	DAM	MUNICIPAL	71500			209-71810-11	N D	095.0954.002361

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71655	02/13/08	PADRE DAM MUNICIPAL	71500	RIVER PARK DR	187.09			209-71812-12	N D	095.0954.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	RIVER PARK DR	418.98			209-72190-11	N D	095.0954.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	RIVER PARK DR	321.72			209-72390-10	N D	095.0954.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	RIVER PARK DR	265.31			209-72985-10	N D	095.0954.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	OLIVE LANE	23.00			210-00894-10	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	VIA ZAPADOR	76.63			210-02689-01	N D	010.01200
71655	02/13/08	PADRE DAM MUNICIPAL	71500	VIA ZAPADOR	263.99			210-02701-01	N D	010.01200
71655	02/13/08	PADRE DAM MUNICIPAL	71500	VIA ZAPADOR	261.85			210-02705-01	N D	010.01200
71655	02/13/08	PADRE DAM MUNICIPAL	71500	MISSION GORGE	29.21			210-10397-10	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	GLEN OAKS WAY	1,119.83			210-15591-04	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	MISSION GORGE RD	39.37			215-006676-11	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT @CLIFFORD	32.78			215-02414-11	N D	096.0961.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT CT	358.33			215-03082-02	N D	096.0961.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	BIG ROCK RD-RW	359.13			215-09881-01	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	8950 COTTONWOOD - FD	447.08			242-00549-14	N D	010.0472.002360
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT @ MAGNOLIA	79.38			242-04686-10	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	MAGNOLIA @PROSPECT-RW	78.48			242-04976-10	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	MAGNOLIA @ PROSPECT ME	48.37			242-04987-24	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT @ MAGNOLIA RW	23.00			242-05292-13	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	10335 MISSION GORGE	73.26			242-13056-02	N D	113.0394.002360
71655	02/13/08	PADRE DAM MUNICIPAL	71500	CUYAMACA @ AIRPORT VI	233.96			242-21086-10	N D	020.0445.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	CREWS CONSTRUCTION ME	140.32			297-01296-03	N D	061.0508.002361
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT AVE CONTROL	748.73			297-10741-01	N D	065.0498.200221
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT AVE CONTROL	660.82			297-10742-01	N D	065.0498.200221
71655	02/13/08	PADRE DAM MUNICIPAL	71500	PROSPECT AVE CONTROL	878.86			297-10743-01	N D	065.0498.200221
71655	02/13/08	PADRE DAM MUNICIPAL	71500	MISSION GORGE CONTROL	690.58			297-10809-01	N D	065.0498.200221
71655	02/13/08	PADRE DAM MUNICIPAL	71500	10131 MAST	62.56			201-26680-31	N D	020.0445.002361
				19,342.24				*CHECK TOTAL		
71656	02/13/08	PADRE JANITORIAL SUP	71682	CLEANING SUPPLIES	339.39			271601	918439	P N D 010.0445.002886
71657	02/13/08	PHOENIX GROUP INFO S	75542	PARKING CITES 12-07	23.81			122007031	918595	P N D 010.0422.002130
71657	02/13/08	PHOENIX GROUP INFO S	75542	PARKING CITES 12-07	160.05			122007031	918555	F N D 010.0422.002130
				183.86				*CHECK TOTAL		
71658	02/13/08	PROGRESSIVE MEDICAL	76341	MISC AMBULANCE SUPPLI	874.51			0126876-IN	023517	P N D 010.0476.003990
71658	02/13/08	PROGRESSIVE MEDICAL	76341	MISC AMBULANCE SUPPLI	38.22			0126878-IN	023517	P N D 010.0476.003990
71658	02/13/08	PROGRESSIVE MEDICAL	76341	MISC AMBULANCE SUPPLI	325.65			0127556-IN	023517	P N D 010.0476.003990
				1,238.38				*CHECK TOTAL		
71659	02/13/08	RIOUX/TONI	.08197	RECREATION REFUND	60.00			1012605.001		N D 113.03809
71660	02/13/08	SAFIRO PORTABLE TOIL	821005	PORTA POTTIE JAN 08	65.00			S-1577	023557	P N D 113.0380.002680
71661	02/13/08	SAN DIEGO/COUNTY OF	85003	REISSUED JULY/AUG 950,787.00				AUGUST 07		N D 010.0460.002996
71661	02/13/08	SAN DIEGO/COUNTY OF	85003	REISSUED JULY/AUGUS 8,840.00				AUGUST 07		N D 012.0484.002123
71661	02/13/08	SAN DIEGO/COUNTY OF	85003	REISSUED JULY/AUGU 71,130.00				JULY 2007		N D 010.0460.002996
				1,030,757.00				*CHECK TOTAL		







WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
UNION BANK										
71677	02/13/08	US BANK	SEM/REOCCURRING ISSUES	179.50		460445555649718		N	D	128.0435.002260
71677	02/13/08	US BANK	SUBDIVISION MAP INTRO	162.50		460445555649718		N	D	010.0435.002260
71677	02/13/08	US BANK	SUBDIVISION MAP INTRO	162.50		460445555649718		N	D	128.0435.002260
71677	02/13/08	US BANK	SUPPLIES	2.14		460445555649718		N	D	010.0410.003990
71677	02/13/08	US BANK	CPRS BANQUET	230.00		460445555649718		N	D	010.0450.002260
71677	02/13/08	US BANK	YARD STOCK & SUPPLIES	68.80		460445555649718		N	D	061.0508.003990
71677	02/13/08	US BANK	WESTHILLS GAZEBO	182.53		460445555649718		N	D	010.0445.002900
71677	02/13/08	US BANK	YARD DRAIN INSTALLATIO	43.33		460445555649718		N	D	061.0508.003990
71677	02/13/08	US BANK	BOOTS	97.40		460445555649718		N	D	061.0508.003180
71677	02/13/08	US BANK	RETURNED SUPPLIES	16.16	CR	460445555649718		N	D	061.0508.003990
71677	02/13/08	US BANK	ELECTRIC PUMP & CORD	244.95		460445555649718		N	D	010.0445.002900
71677	02/13/08	US BANK	ZIP TIES	21.52		460445555649718		N	D	010.0445.002900
71677	02/13/08	US BANK	PAINT	13.68		460445555649718		N	D	010.0445.002886
71677	02/13/08	US BANK	SUPPLIES	74.18		460445555649718		N	D	020.0445.002992
71677	02/13/08	US BANK	BATTERIES DIGITAL CAME	11.84		460445555649718		N	D	010.0445.003990
71677	02/13/08	US BANK	MEETING	23.27		460445555649718		N	D	010.0420.002260
71677	02/13/08	US BANK	MEETING	11.62		460445555649718		N	D	010.0401.002263
71677	02/13/08	US BANK	MEETING	11.62		460445555649718		N	D	010.0401.002262
71677	02/13/08	US BANK	MEETING	35.55		460445555649718		N	D	010.0401.002261
71677	02/13/08	US BANK	V138 TRANSMISSION SENS	63.90		460445555649718		N	D	010.0470.002820
71677	02/13/08	US BANK	AUTOPULSE LIFEBAND PA	323.25		460445555649718		N	D	010.0476.003990
71677	02/13/08	US BANK	GUIDE BAR	116.04		460445555649718		N	D	010.0472.002810
71677	02/13/08	US BANK	HELMET NAME LABELS	110.96		460445555649718		N	D	010.0472.003990
71677	02/13/08	US BANK	GAS DETECTORS CYLINDE	720.04		460445555649718		N	D	010.0472.003990
71677	02/13/08	US BANK	REPAIR CHAIN SAW	18.08		460445555649718		N	D	010.0472.002810
71677	02/13/08	US BANK	CAR WASH COUPONS	500.00		460445555649718		N	D	010.0470.002820
71677	02/13/08	US BANK	POWER SUPPLY PLUG	58.34		460445555649718		N	D	010.0472.003990
71677	02/13/08	US BANK	USE TAX	3.92		460445555649718		N	D	010.0472.003990
71677	02/13/08	US BANK	USE TAX	3.92	CR	460445555649718		N	D	010.02025
71677	02/13/08	US BANK	JACKETS NEW FIREFIGHT	261.29		460445555649718		N	D	010.0472.003180
71677	02/13/08	US BANK	SIGNS FOR PARKS	72.19		460445555649718		N	D	010.0445.002900
71677	02/13/08	US BANK	GLOVES	32.23		460445555649718		N	D	061.0508.003180
71677	02/13/08	US BANK	WELD FOR PARK BLEACHER	13.54		460445555649718		N	D	010.0445.002900
71677	02/13/08	US BANK	SUPPLIES	22.53		460445555649718		N	D	061.0508.003990
71677	02/13/08	US BANK	YARD STOCK & SUPPLIES	82.61		460445555649718		N	D	061.0508.003990
71677	02/13/08	US BANK	SOFTBALL STRIKE ZONE MA	9.67		460445555649718		N	D	113.0380.003990
71677	02/13/08	US BANK	SOFTBALL BATIRS BOX T	105.97		460445555649718		N	D	113.0380.002860
71677	02/13/08	US BANK	SOFTBALL TURFACE	142.23		460445555649718		N	D	113.0380.002860
71677	02/13/08	US BANK	DAY CAMP SUPPLIES	579.47		460445555649718		N	D	113.0387.003990
71677	02/13/08	US BANK	MEETING	9.62		460445555649718		N	D	010.0450.002635
71677	02/13/08	US BANK	TRAINING MATERIAL	564.43		460445555649718		N	D	010.0472.006853
71677	02/13/08	US BANK	MEETING	131.88		460445555649718		N	D	010.0472.006853
71677	02/13/08	US BANK	AIR/SUPERVISOR MEETIN	118.80		460445555649718		N	D	010.0458.002260
71677	02/13/08	US BANK	SUPPLIES	31.39		460445555649718		N	D	113.0391.003990
71677	02/13/08	US BANK	SUPPLIES	97.95		460445555649718		N	D	113.0391.003990
71677	02/13/08	US BANK	COOKING CLAS	632.60		460445555649718		N	D	010.0458.003110
71677	02/13/08	US BANK	SUPPLIES	33.00		460445555649718		N	D	113.0391.003990
71677	02/13/08	US BANK	TRADE MAGAZINE SUB.	12.00		460445555649718		N	D	010.0438.002220
71677	02/13/08	US BANK	PLAQUE	4.95		460445555649718		N	D	010.0472.003990
71677	02/13/08	US BANK	PIRE CODE BOOKS	256.13		460445555649718		N	D	010.0470.002222

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
UNION BANK								
71677	02/13/08	US BANK	102216 RSVP BOOKLETS	45.79		46044555649718		N D 010.0470.003993
71677	02/13/08	US BANK	102216 MEETING	11.31		46044555649718		N D 010.0470.003993
71677	02/13/08	US BANK	102216 BOXES & LIDS	337.30		46044555649718		N D 020.0445.002992
71677	02/13/08	US BANK	102216 TRANSCRIPT RENEWAL	215.50		46044555649718		N D 010.0422.002220
71677	02/13/08	US BANK	102216 CDBG PUBLIC NOTICE	87.50		46044555649718		N D 070.0510.002600
71677	02/13/08	US BANK	102216 BACKFLOW THREADED CAP	4.58		46044555649718		N D 010.0445.003630
71677	02/13/08	US BANK	102216 REPAIR CHAIN SAW	114.13		46044555649718		N D 010.0472.002810
				18,414.22		*CHECK TOTAL		
71678	02/13/08	VISION MARKETING	104164 NAMETAGS	59.85		1333		N D 010.0472.003990
71679	02/13/08	WEAVERS/CYNTHIA	.08198 RECREATION REFUND	60.00		1012606.001		N D 113.03841
71680	02/13/08	WILLIAMS/MERRIE	107510 INSTRUCT. COMBO DANCE	612.00		01-07/02-05-08		7 D 113.0383.002130
UNION BANK			TOTAL	1,437,325.49				

City of Santee  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$75,937.95 TO PAY FOR  
JANUARY 2008 LEGAL SERVICES AND RELATED COSTS

**DIRECTOR/DEPARTMENT**

Tim K. McDermott, Director of Finance *TM*

**SUMMARY**

Legal service billings proposed for payment for the month of January total \$75,937.95 as follows:

- 1) General Retainer Services - \$13,310.69
- 2) Litigation & Claims (General Fund) - \$5,830.43
- 3) Special Projects (General Fund) - \$11,653.85 (includes \$2,335.95 in outside consultants for the Power Plant matter)
- 4) Community Development Commission - \$225.60 (Las Colinas Jail expansion matter)
- 5) Community Development Commission – Housing (MHFP litigation) - \$20,724.35 (includes \$5,544.98 in outside consultant costs)
- 6) Applicant Initiated Projects (paid from developer deposits) - \$24,193.03

**FINANCIAL STATEMENT** *TM*

Account Description: Legal Services

Account Number: Various accounts

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Original Budget	\$465,000.00	
Revised Budget	465,000.00	
Prior Expenditures	(213,439.67)	
Current Request	( 30,794.97)	\$ 220,765.36
Special Services (excluding applicant initiated items):		
Original Budget	\$ 385,000.00	
Revised Budget	385,000.00	
Prior Expenditures	(329,368.48)	
Current Request	( 20,949.95)	\$ 34,681.57

**RECOMMENDATION**

Approve the expenditure of \$75,937.95 for January 2008 legal services and related costs.

**ATTACHMENTS (Listed Below)**

- 1) Legal Services Billing Summary

# LEGAL SERVICES BILLING SUMMARY

FY 2007-08

The "Current Request" reflects services for January 2008.  
The "Spent to Date" amount does not include the current request.

Category	Original Budget	Revised Budget	Spent to Date	Current Balance	Current Request Mo/Yr	Current Request Amount
<b>General Fund:</b>						
General / Retainer			\$ 84,339.85		Jan-08	\$ 13,310.69
Labor & Employment			2,580.95			
Litigation & Claims			52,966.24		Jan-08	5,830.43
Special Projects			73,552.63		Jan-08	11,653.85
Total	\$ 465,000.00	\$ 465,000.00	\$ 213,439.67	\$ 251,560.33		\$ 30,794.97
<b>Community Development Commission - Redevelopment:</b>						
Las Colinas			\$ 45,289.28		Jan-08	\$ 225.60
Total	\$ 55,000.00	\$ 55,000.00	\$ 45,289.28	\$ 9,710.72		\$ 225.60
<b>Community Development Commission - Housing:</b>						
MHFP Litigation			\$ 284,079.20		Jan-08	\$ 20,724.35
Total	\$ 330,000.00	\$ 330,000.00	\$ 284,079.20	\$ 45,920.80		\$ 20,724.35

**LEGAL SERVICES BILLING SUMMARY**

**FY 2007-08**

Category	Original Budget	Revised Budget	Spent to Date	Current Balance	Current Mo/Yr	Current Request Amount
<i><b>Applicant-initiated (paid from developer deposits)</b></i>						
Fanita	n/a	n/a	\$ 163,641.30	n/a	Jan-08	\$ 16,030.52
Ryan	n/a	n/a	442.00	n/a		
Sky Ranch	n/a	n/a	38,117.35	n/a	Jan-08	339.00
Walgreens	n/a	n/a	6,269.95	n/a	Jan-08	501.71
Walgreens Site #2	n/a	n/a	-	n/a	Jan-08	1,121.20
Sudberry	n/a	n/a	110.50	n/a	Jan-08	402.60
Riverwalk	n/a	n/a	1,008.60	n/a		
Sunridge	n/a	n/a	552.00	n/a		
Rayo Wholesale	n/a	n/a	368.00	n/a		
Project Lightspeed	n/a	n/a	1,675.50	n/a	Jan-08	610.20
American Sheet Metal	n/a	n/a	658.40	n/a		
Mission View Estates	n/a	n/a	-	n/a	Jan-08	180.80
Helix Environmental	n/a	n/a	-	n/a	Jan-08	1,410.00
Scantibodies Lab	n/a	n/a	-	n/a	Jan-08	3,597.00
Cheyenne Dev.	n/a	n/a	1,436.50	n/a		
<b>Total</b>			<b>\$ 214,280.10</b>			<b>\$ 24,193.03</b>
<b>Total Previously Spent to Date FY 2007-08:</b>			<b>\$ 213,439.67</b>	<b>Total Proposed for Payment:</b>		
General Fund				General Fund		\$ 30,794.97
Other City Funds				Other City Funds		-
CDC Fund		45,289.28		CDC Fund		225.60
CDC Housing Fund		284,079.20		CDC Housing Fund		20,724.35
Developer Deposits		214,280.10		Developer Deposits		24,193.03
<b>Total</b>		<b>\$ 757,088.25</b>		<b>Total</b>		<b>\$ 75,937.95</b>

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING AN APPLICATION FOR LAND AND WATER CONSERVATION FUND ASSISTANCE FOR THE MAST PARK WEST PROJECT

**DIRECTOR/DEPARTMENT** Gary Halbert

**SUMMARY**

The California Department of Parks and Recreation is soliciting applications for grant funds which are available on an annual basis from the Land and Water Conservation Fund (LWCF) Program, and administered by the Office of Grants and Local Services. The LWCF program provides matching grants for acquisition or development of lands and facilities that provide or support public outdoor recreation.

Last year, the Department received 60 applications totaling \$14.6 million in requests, with \$1.27 million available, and the range of approved grants was \$30,000 to \$210,000. The application submittal deadline for this year's grant cycle is March 3, 2008. Among the submittal requirements for the grant application is a Resolution certifying that the City has the funds to construct the project improvements, and that the project for which funding is requested is consistent with the California Outdoor Recreation Plan.

Staff is recommending that a grant application be submitted for improvements to the 43 acres owned by The Environmental Trust (TET), referred to as Mast Park West. TET is currently in bankruptcy and the City has accepted an option to acquire fee title to the property under the bankruptcy plan; title will transfer upon approval of a Conservation Easement by the Wildlife agencies. Approval is anticipated within the first half of 2008. An Exhibit is attached which identifies the site. Improvements include minor clearing and grubbing of existing trails, as necessary, installation of rail fencing along the trails, two trail signs, the establishment of a trailhead area with an interpretive sign kiosk, a picnic table with 2 benches, and a bike rack. These improvements are consistent with the California Outdoor Recreation Plan in that they will promote public trail use in an environmentally responsible manner.

**FINANCIAL STATEMENT** The project cost is calculated to be \$392,000. Up to 50% of qualifying expenditures would be refunded by the State. The approval of the Resolution required for the grant application does not obligate the City to complete the project. If the City is successful in securing the grant, staff will return to the City Council with funding alternatives for the remaining local match. Alternatives include additional grants.

**RECOMMENDATION** Adopt the Resolution authorizing submittal of the application to the State for matching funds to improve Mast Park West.

**ATTACHMENTS**

Resolution; Exhibit



**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE APPLICATION FOR  
LAND AND WATER CONSERVATION FUND ASSISTANCE  
FOR THE MAST PARK WEST PROJECT**

**WHEREAS**, the Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing matching funds to the State of California and its political subdivisions for acquiring lands and developing facilities for public outdoor recreation purposes; and

**WHEREAS**, the California Department of Parks and Recreation is responsible for administration of the program in the State, setting up necessary rules and procedures governing applications by local agencies under the program; and

**WHEREAS**, said adopted procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of applications and the availability of eligible matching funds prior to submission of said applications to the State; and

**WHEREAS**, the proposed Mast Park West Project consists of improvements to real property, with respect to which the City has accepted an option to acquire fee title upon approval and recordation by the Wildlife Agencies of a Conservation Easement, including minor clearing and grubbing of existing trails, as necessary, installation of rail fencing along the trails, two trail signs, the establishment of a trailhead area with an interpretive sign kiosk, a picnic table with 2 benches, and a bike rack, consistent with the requirements of the Conservation Easement to be recorded; and

**WHEREAS**, the proposed Mast Park West Project described above is consistent with the most recent *California Outdoor Recreation Plan (CORP)*; and

**WHEREAS**, the Project is compatible with the land use plans of those jurisdictions immediately surrounding Project.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee, California hereby:

1. Approves the filing of an application for Land and Water Conservation Fund assistance; and
2. Certifies that said agency has matching funds from eligible source(s) and can finance 100 percent of the Project, which up to half may be reimbursed; and
3. Certifies that the Project is compatible with the land use plans of those jurisdictions immediately surrounding the Project; and
4. Appoints the City Manager or designee as agent of the applicant to conduct all negotiations and execute and submit all documents, including, but not limited to, applications, contracts, amendments, payment requests, and compliance with all

applicable current state and federal laws which may be necessary for the completion of the aforementioned Project.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the following roll call vote to wit:

AYES:

NOES:

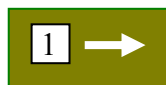
ABSTAIN:

APPROVED:

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

ATTEST:

\_\_\_\_\_  
**LINDA TROYAN, MMC, CITY CLERK**



Picture Number and Direction

WRT WALLACE ROBERTS & TODD, Inc

Environ  
City of S

**MEETING DATE**     February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE**     AUTHORIZATION OF SOLE SOURCE VENDOR FOR REMOUNT AND  
REFURBISH OF 2005 CSA-69 AMBULANCE WITH TRADE-IN OF  
EXISTING CHASSIS AND APPROPRIATING FUNDS TO COVER  
INCREASED COST

**DIRECTOR/DEPARTMENT**     Chief Mike Rottenberg, Fire Department

**SUMMARY**

This item authorizes utilizing a sole source vendor for remounting a 2005 ambulance body on a new 2008 cab and chassis, trading the existing 2005 cab and chassis, and appropriating funds to cover increased costs.

Details are contained in the attached staff report.

**FINANCIAL STATEMENT**

An appropriation in an amount of \$11,100 is required from the Vehicle Replacement Fund Reserves. The cost for this expenditure will be reimbursed from the County of San Diego's CSA-69 Contract over the next three (3) years.

**RECOMMENDATION**

Authorize: 1) purchase and remount of 2008 Ford F-450 chassis from Braun Northwest Incorporated; 2) trade-in of existing 2005 Ford E-450 chassis; and 3) appropriation of funds from Vehicle Replacement Fund Reserves to increase total purchase to an all-inclusive amount of \$108,100.

**ATTACHMENTS**

Staff report

**STAFF REPORT**  
**Ambulance Remount**  
**February 27, 2008**

Included with the approved FY 2007/08 budget was a projected expenditure of \$97,000 to replace the cab and chassis of a 2005 Ford E-450 County Service Area (CSA) 69 ambulance, and remount and refurbish the existing medic unit module (box) on a new 2008 Ford E-450 chassis. The medic module is in good condition and can be reused.

The 2005 Ford E-450 chassis with 97,700 miles has been plagued with numerous mechanical problems. Records show it being taken out of service at least 17 times for major warranty repairs by Ford. These repairs include replacement of engine injectors, turbocharger (3 times), oil pump, fuel pump, air conditioning compressor (twice), parking brake assembly and assorted sensors. This ambulance out-of-service time is excessive and negatively affects the Department's ability to deliver potential life-saving emergency medical response and transport services to the community. Staff recommends replacement of this unit now before its warranty expires.

The original cost estimate in early 2007 was based on a Ford E-450 van chassis 6.0 liter V8 diesel engine ambulance package combination. Since then, Ford Motor Company has announced that they will be phasing out the E-450 van chassis 6.0 liter V8 diesel ambulance package combination in favor of a Ford F-450 truck chassis 6.4 liter V8 diesel ambulance package combination. The 6.4 liter engine requires the larger F-450 truck in order to fit. Both the diesel engine and ambulance package are essential features to support our medic unit modules. Costs are as follows:

1. Re-chassis and refurbish 2005 medic module	\$94,500.00
2. CA sales tax	7,324.00
3. CA vehicle license fee (approximate)	1,137.00
4. Contingencies (5%)	5,139.00
<hr/>	
TOTAL REVISED COST:	\$108,100.00

The purchasing ordinance requires City Council approval on all purchases that exceed \$20,000. Typically this type of procurement would require at least three competitive bids. However, in order to sustain the existing *lifetime warranty* on the medic unit module, it must be removed, remounted and refurbished by the original vendor / manufacturer, Braun Northwest, Inc.

Pursuant to Section 3.24.120 of the Santee Municipal Code, equipment may be purchased on the open market (without competitive bidding) if the equipment is: 1) not for a public work; 2) a finding is made that the equipment must match or be compatible with other equipment presently being used; and 3) the equipment will be purchased from an authorized manufacturer. Fire protection does not meet the definition of "public work" under the Public Contract Code.

This equipment is required to be compatible with existing Fire Department equipment; the Fire Department has been purchasing Ford chassis for medic units for a number of years and the City fleet is comprised of nearly 100% Ford products. Braun Northwest Inc. is a certified Ford Qualified Vehicle Modifier (QVM) and the only west coast vendor that sells and mounts Braun Northwest medic unit modules which the City uses exclusively for its CSA-69 ambulances. They are also an authorized Ford seller.

Staff requests authorization to: 1) revise chassis purchase from 2008 Ford E-450 to F-450 and have Braun Northwest Inc. complete the work; 2) trade-in existing 2005 Ford E-450 chassis valued at \$3,300; and 3) appropriate funds from Vehicle Replacement Fund Reserves to increase total purchase amount to \$108,100 including contingencies. [Note: The cost for this expenditure will be reimbursed from the County of San Diego's CSA-69 Contract over the next three (3) years.]

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** INSTALL PROTECTED-PERMISSIVE TRAFFIC SIGNAL PHASING AT THREE INTERSECTIONS

**DIRECTOR/DEPARTMENT** Gary Halbert, Development Services

**SUMMARY:**

This item requests City Council authorization to install protected permissive traffic signal phasing at three intersections. They include; Magnolia Avenue at Braverman Drive, Mast Boulevard at Bilteer Drive, and Carlton Hills Boulevard at Willowgrove Avenue.

The City's Transportation Improvement Master Plan approved by City Council included a recommendation for installation of protected permissive left turns (PPLT's). PPLT signal improvements have been installed at two intersections, Carlton Oaks Drive and Fanita Parkway and at Carlton Oaks Drive and Pebble Beach Drive. These improvements have improved traffic flow at the two intersections without incident and there have been no complaints regarding the operation of the signals.

Staff has selected three additional locations identified above for the installation of protected permissive left turns. These installations will improve traffic flow on Magnolia Avenue, Mast Boulevard, and Carlton Hills Boulevard, and reduce delay for left-turn traffic.

**ENVIRONMENTAL REVIEW**

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1 Exemption).

**FINANCIAL STATEMENT**

On June 28, 2006 City Council appropriated \$50,000 for the installation of protected permissive left turn improvements and for other minor improvements related to the Transportation Improvement Master Plan. Approximately \$20,000 was expended on installation of those improvements with approximately \$30,000 remaining.

**RECOMMENDATION**

Authorize expenditure of the remaining balance of \$30,118 of the previously appropriated funds, and authorize the City Manager to execute a change order to the existing maintenance contract with Republic ITS. Inc. to allow installation of PPLT operations at the locations identified above.

**ATTACHMENTS (Listed Below)**

None

**MEETING DATE**

February 27, 2008

**AGENDA ITEM NO.****ITEM TITLE**

**ADOPTION OF AN UPDATE TO THE LOCAL STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP), THE JURISDICTIONAL URBAN MANAGEMENT PLAN (JURMP) AND THE SAN DIEGO RIVER WATERSHED URBAN MANAGEMENT PLAN (WURMP).**

**DIRECTOR/DEPARTMENT**

Gary Halbert/Development Services

**SUMMARY**

This item requests City Council adopt updates of the Local Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan (JURMP), and the San Diego River Watershed Urban Management Plan (WURMP).

On January 24, 2007 the San Diego Regional Water Quality Control Board issued a new permit, NPDES Permit No. R9-2007-0001. To comply with the requirements of this permit, updates of the SUSMP, JURMP and WURMP need to be adopted by March 24, 2008.

A staff report which provides more detail on these programs is attached.

**ENVIRONMENTAL REVIEW**

The adoption of the updated SUSMP, JURMP and WURMP are exempt from the provisions of the California Environmental Quality Act pursuant to Guideline 15308.

**FINANCIAL STATEMENT**

The requirements of the updated SUSMP, JURMP and WURMP will result in additional unknown costs to private developers and to capital improvement projects.

**RECOMMENDATION**

Adopt the updates to the Local Standard Urban Storm Water Mitigation Plan, the Jurisdictional Urban Runoff Management Plan and the San Diego River Watershed Urban Management Plan.

**ATTACHMENTS (Listed Below)**

Staff Report

**STAFF REPORT**  
**UPDATE OF THE LOCAL STANDARD URBAN STORM WATER MITIGATION PLAN, THE**  
**JURISDICTIONAL URBAN MANAGEMENT PLAN AND THE SAN DIEGO RIVER**  
**WATERSHED URBAN MANAGEMENT PLAN**  
**CITY COUNCIL MEETING FEBRUARY 27, 2008**

This item requests City Council adopt updates to our Local Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan (JURMP), and the San Diego River Watershed Urban Management Plan (WURMP). The update of these plans is necessary to maintain compliance with the new storm water permit issued by the Regional Water Quality Control Board (RWQCB), National Pollutant Discharge Elimination System (NPDES) Permit No. R9-2007-001 adopted January 24, 2007.

Staff has worked with the other copermittees and the City Attorney over the past six months to develop these plans and similar plans are scheduled for adoption by all 21 municipal copermittees. A brief description of each plan and its purpose is provided below for Council's consideration.

**LOCAL STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP)**

The SUSMP was originally approved in November 2002 and has since been implemented on relevant development projects within the City. The SUSMP is a plan to require that certain measures be implemented to reduce storm water pollutants and to reduce the erosive conditions often associated with development. These measures include site design measures to reduce impermeable areas, source control measures to reduce the release of pollutants to the storm drain, and treatment measures to reduce anticipated pollutants in runoff.

R9-2007-001 requires that the SUSMP be reviewed and updated to require that low impact development (LID) practices be implemented, where feasible, on all new development projects. LID practices are site design methods to encourage infiltration of rainwater on the property, thereby reducing the amount of runoff generated.

**JURISDICTIONAL URBAN MANAGEMENT PLAN (JURMP)**

The JURMP was originally prepared in February 2002. The NPDES permit requires that it be reviewed and updated. The objective of the plan is to describe how the City will manage its stormwater program to reduce pollutants in runoff to the maximum extent practicable. The program is divided into various components, municipal facilities and activities; commercial and industrial facilities; residential areas and activities; illicit discharges and illicit connections to the storm drain; and land development and construction. In addition the City is required to conduct education and outreach to citizens to ensure that they are aware of the stormwater ordinance requirements and to provide ways in which they can participate in the protection of water quality. The City is required to measure the effectiveness of the program in terms of increased awareness, changed behaviors, pollution load reduction and eventually improved water quality in the San Diego River and Forester Creek. The City is also required to provide an annual report which documents how the plan was implemented, and include an effectiveness assessment and fiscal analysis showing that there are sufficient resources to implement the program.



**SAN DIEGO RIVER WATERSHED URBAN MANAGEMENT PLAN (WURMP)**

The WURMP was developed during 2003 and it is a requirement of the NPDES permit for it to be updated. The RWQCB considers that problems with water quality are better resolved through efforts within a watershed, as pollution traverses jurisdictional boundaries. Greater emphasis has been placed on the WURMP within the new permit to ensure that jurisdictions closely collaborate on planning issues, water quality education activities, and watershed water quality activities. These activities are to exceed the activities that are undertaken at the jurisdictional level.

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION ADOPTING A RECOMMENDED PLAN FOR THE PROPOSITION 1B - LOCAL STREETS AND ROADS IMPROVEMENT, CONGESTION RELIEF, AND TRAFFIC SAFETY ACCOUNT FUNDS.

**DIRECTOR/DEPARTMENT** Gary Halbert/Development Services

**SUMMARY**

This item requests City Council adopt the attached resolution approving the expenditure of Proposition 1B funds on the projects listed. Adoption of the resolution will permit staff to proceed with application for the funds and development of the necessary capital project to construct the improvements.

Proposition 1B provides bond funds for counties and cities for maintenance and improvements of local transportation facilities. In order to receive funding authorization, City Council must approve a plan for the use of these funds. The State Controllers Office has calculated the amount of the funds allocated to the City of Santee, based on our population, to be an estimated \$887,178.

The bond funds may be used for a broad range of purposes related to transportation improvements. Staff recommends these funds be expended on street maintenance and repair, installation of street lights on Mast Boulevard, and some ancillary signage at our traffic signals. Staff has evaluated our maintenance and repair needs and is recommending maintenance and improvements as described in the attached staff report. Staff anticipates this funding will be combined with the Citywide Pavement Repair and Rehabilitation Project for FY 2007-2008 that is scheduled for bid in May, 2008.

**ENVIRONMENTAL REVIEW**

N/A

**FINANCIAL STATEMENT**

Proposition 1B provides the City of Santee with Funding for the maintenance and improvements of local transportation facilities totaling \$887,178.

**RECOMMENDATION**

Staff Recommends that City Council adopt the attached resolution and authorize the expenditure of Proposition 1B funding for the proposed projects outlined in the attached staff report and resolution.

**ATTACHMENTS (Listed Below)**

Staff Report

Resolution AND Exhibit

**STAFF REPORT**  
**RESOLUTION ADOPTING A RECOMMENDED PLAN FOR THE PROPOSITION 1B -**  
**LOCAL STREETS AND ROADS IMPROVEMENT, CONGESTION RELIEF, AND TRAFFIC**  
**SAFETY ACCOUNT FUNDS**  
**CITY COUNCIL MEETING FEBRUARY 27, 2008**

Proposition 1B provides bond funds for counties and cities for maintenance and improvements of local transportation facilities. In order to receive funding authorization, City Council must approve a plan for the use of these funds. The State Controllers Office has calculated the amount of the funds allocated to the City of Santee, based on our population, to be an estimated \$887,178.

This item requests City Council adopt a resolution approving the expenditure of Proposition 1B funds. Adoption of the resolution will permit staff to proceed with application for the funds and development of the necessary capital project to construct the improvements.

The bond funds may be used for a broad range of purposes related to transportation improvements. Staff recommends these funds be expended on street maintenance and repair, installation of street lights on Mast Boulevard, and some ancillary signage at our traffic signals. Staff has evaluated our maintenance and repair needs and is recommending maintenance and improvements described below.

**Pavement Maintenance and Rehabilitation Projects:**

Staff anticipates the Prop 1B funding recommended for pavement rehabilitation and repair will be combined with the Citywide Pavement Repair and Rehabilitation Project for FY 2007-2008 that is scheduled for bid in May, 2008. The streets recommended for proposition 1B funding are based upon a preliminary pavement replacement and repair evaluation by staff. Individual streets and residential neighborhoods were selected based on their current condition, and as recommended by the City's Pavement Management Program report. These projects include the following:

1. Los Ranchitos Road - \$59,000. These improvements included cold milling, a leveling course of asphalt concrete, a finish course of asphalt rubber aggregate membrane and striping.
2. Magnolia Avenue – Propsect Avenue to Mission Gorge -\$119,000. These improvements included minor patching, slurry sealing and striping.
3. Town Center Parkway – Cuyamaca to Mission Gorge - \$80,000. These improvements included minor patching, slurry sealing and striping.
4. Tamberly Way – Mission Gorge to 300' south - \$29,000. These improvements included cold milling, an asphalt concrete overlay and striping.

5. Mast Boulevard – Carlton Hills to Bilter - \$315,000. These improvements include repair to concrete curb gutter and sidewalk for drainage, pedestrian ramps, driveway repair, intersection asphalt removal and replacement, rubberized slurry sealing, and stripping.
6. Woodside Avenue – SR 67 to David Ann Road - \$99,000. These improvements included an asphalt overlay with pavement fabric, new traffic loop detectors and striping.
7. Mission Gorge Road – West Hills Parkway to west City limits - \$149. These improvements included slurry seals and striping.

**Street Lighting:**

1. Mast Boulevard – Carlton Hills to Cuyamaca \$345,000. These improvements include the replacement of streets lights that were attached to power poles being removed with the Mast Boulevard Under-grounding project.

**Traffic Projects:**

1. Signal Signage – Citywide \$20,000. These improvements include the installation of traffic signal signs for left turn movements on a single consistent sign.

The total estimated cost of the above proposed Prop 1B projects is estimated at \$1,215,000 which exceeds the City's estimated allocated funds totaling \$887,178. Staff is recommending this in the event that we receive favorable bids that total less than the allocated amount which would require amending our plan for the use of the funding. If the proposed planned projects exceed our allocated funding, additional funding sources such as that redevelopment funding, Proposition A Transnet funding, and grant funding can offset the additional cost.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, ADOPTING A RECOMMENDED PLAN FOR THE PROPOSITION 1B -  
LOCAL STREETS AND ROADS IMPROVEMENT, CONGESTION RELIEF, AND TRAFFIC  
SAFETY ACCOUNT FUNDS.**

**WHEREAS**, Proposition 1B provides funds to the City of Santee for the maintenance and improvement of local transportation facilities totaling \$887,178; and

**WHEREAS**, in order to receive these funds City Council must approve a plan for the use of these funds; and

**WHEREAS**, staff has evaluated maintenance and repairs needs and other associated traffic congestion relief needs and has developed the proposed program identified in Exhibit "A" to this Resolution, incorporated herein by this reference; and

**WHEREAS**, the proposed projects' exceed the anticipated Proposition 1B funding the City proposes to make up the shortfall on the proposed projects with additional funding to be determined at the time of project development in the form of Redevelopment Funding, Traffic Mitigation Fees or other suitable funding as may be determined.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the proposed program set forth in Exhibit "A" to this Resolution be adopted as the approved plan for the use of Proposition 1B Bond Funds as required by the State Controllers Office and direct staff to submit this plan to the State Department of Finance for authorization.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 27th day of February, 2008, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**\_\_\_\_\_  
RANDY VOEPEL, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
LINDA A. TROYAN, MMC, CITY CLERK**

EXHIBIT "A"

City of Santee  
Plan for Use of Proposition 1B Funds

Pavement maintenance and rehabilitation:

Los Ranchitos Road – eastern City limits	\$ 59,000
Magnolia Avenue – Propsect Avenue to Mission Gorge	\$ 119,000
Town Center Parkway – Cuyamaca to Mission Gorge	\$ 80,000
Tamberly Way – Mission Gorge to 300' south	\$ 29,000
Mast Boulevard – Carlton Hills to Bilteer	\$ 315,000
Woodside Avenue – SR 67 to David Ann Road	\$ 99,000
Mission Gorge Road – West Hills to west City limits	\$ 149,000

Street Lighting:

Mast Boulevard – Carlton Hills to Cuyamaca	\$ 345,000
--------------------------------------------	------------

Traffic Projects:

Signal Signage - Citywide	<u>\$ 20,000</u>
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TOTAL = \$ 1,215,000

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** AUTHORIZATION TO PURCHASE PERSONAL PROTECTIVE CLOTHING FROM ALLSTAR FIRE EQUIPMENT

**DIRECTOR/DEPARTMENT** Chief Mike Rottenberg, Fire Department

### **SUMMARY**

The majority of the Fire Department's personal protective coats and pants (turnouts) are aging and worn, and no longer offer the degree of protection Firefighters need. New turnouts are desperately needed now.

This item authorizes the immediate purchase of 17 new turnouts to replace the very worst sets. The attached Staff Report provides details.

Section 3.24.120(B) of the purchasing ordinance provides that equipment may be purchased on the open market (without competitive bidding) if the equipment is: a) not for a public work as defined in Public Contract Code Section 20161, and b) a finding has been made that the commodity must match or be compatible with other supplies, equipment or materials presently being used, and c) the commodity will be purchased from an authorized manufacturer. Fire protection does not meet the definition of "public work" under the Public Contract Code.

The turnouts are required to be Lion/ Bodyguard brand due to unique specifications and for compatibility with existing Fire Department equipment, as further explained in the attached staff report. They will be purchased from an authorized vendor on the open market. The purchasing Ordinance requires City Council approval on all purchases that exceed \$20,000.

### **FINANCIAL STATEMENT**

The purchase cost is available in the Fire Department's approved 2007/08 wearing apparel budget.

### **RECOMMENDATION**

Find that, pursuant to the information presented in the Staff Report, the equipment must match or be compatible with existing Fire Department equipment, and authorize purchase of 17 Lion/Bodyguard personal protective clothing sets from Allstar Fire Equipment Inc., in an amount not-to-exceed \$27,402.98.

### **ATTACHMENTS (Listed Below)**

Staff Report

**STAFF REPORT**  
**Turnout Purchase**  
**February 27, 2008**

Three years ago the Fire Department evaluated several different brands of protective clothing. Department personnel selected Lion/Bodyguard coats and pants for the following reasons related to quality and Firefighter safety: Lion/Bodyguard is the only brand to use Teflon-impregnated threads which shed water and greatly reduce the weight of the garment when wet. These threads also reduce the amount of water that penetrates the garment's vapor barrier and generates steam heat inside the garment. The lower wet weight and steam heat generating capability reduces Firefighter fatigue. The Lion/Bodyguard brand has also been judged to out-perform other brands on wear-ability. They offer a better fit and require fewer alterations. Santa Barbara County Fire tested a number of personal protective clothing brands for a year before selecting Lion/Bodyguard for the same reasons that Santee prefers them.

Eighteen Lion/Bodyguard turnout sets were purchased from Allstar Fire Equipment in 2005. No additional sets have been purchased since. The balance of the Department's personnel still needs new turnouts as soon as possible. Allstar Fire Equipment provided our most recent set of turnouts and is an authorized vendor of Lion/Bodyguard equipment. This purchase will replace only those turnouts that have the worst wear, not all turnouts; therefore, the Lion/Bodyguard turnout sets are required for compatibility with existing Fire Department Equipment.

An order for 17 sets of new turnouts for \$27,402.98 has already been placed from Allstar Fire Equipment. Advance ordering was necessary due to the need to customize the equipment for each Firefighter. Pursuant to the requirements of the City Purchasing Ordinance, however, City Council approval is required to complete this purchase.



**MEETING DATE**    February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE**    PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (P07-09) TO CONSTRUCT A NEW 1,286 SQUARE FOOT SOMBRERO'S DRIVE-THROUGH FAST FOOD RESTAURANT LOCATED AT 8980 CARLTON HILLS BOULEVARD IN THE GC-GENERAL COMMERCIAL ZONE (APN 383-152-04-00) APPLICANT: JAVIER CORREA SR.

**DIRECTOR/DEPARTMENT**    Gary Halbert, Development Services

### **SUMMARY**

The proposed project is a Conditional Use Permit for the construction of a 1,286 square foot Sombrero's drive-through fast food restaurant on an undeveloped 0.25-acre site within the General Commercial (GC) zone. A Conditional Use Permit is required for a fast food restaurant with a drive-through. The one-story building architecture features a two tone stucco exterior with a natural stone veneer band around the base of the building. Access to the site is off Willowgrove Avenue.

Issues addressed in the Staff Report include compatibility with the surrounding land uses. In order to minimize impacts to the single family residences to the west of the project site, the project is conditioned to provide a six foot solid, decorative block wall along the west property line. In addition, the menu/ordering board for the drive-through will be located at the southeast corner of the building, approximately 115 feet from the west property line.

### **ENVIRONMENTAL REVIEW**

This project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with the provisions of Section 15332 Class 32 Exemption.

### **FINANCIAL STATEMENT**

Staff costs to process the Conditional Use Permit and Application for Environmental Initial Study (P07-09, AEIS07-24) are paid by application fees of \$3,000.00. Development Impact Fees total \$18,068.63.

### **RECOMMENDATION**

1. Conduct and close public hearing.
2. Approve Conditional Use Permit P07-09 per the attached Resolution.

### **ATTACHMENTS (Listed Below)**

Staff Report  
Resolution for P07-09  
Figures 1-4  
Owner Disclosure Statement  
Aerial

**STAFF REPORT  
CONDITIONAL USE PERMIT P07-09  
CITY COUNCIL MEETING FEBRUARY 27, 2008**

Notice of Public Hearing was published in the East County Californian on Thursday, February 14, 2008. Owners of property within 300 feet of the project (and other interested parties) were notified by U.S. mail on February 12, 2008.

**A. SITUATION AND FACTS**

1. Requested by ..... Javier Correa Sr.
2. Land Owner ..... Javier Correa Sr.
3. Type and Purpose of Request ..... Conditional Use Permit P07-09 to construct a 1,286 square foot drive-through fast food restaurant
4. Location ..... 8980 Carlton Hills Boulevard
5. Site Area ..... 0.25-acre lot
6. Number of lots ..... 1
7. Number of units ..... Not applicable
8. Density ..... Not applicable
9. Hillside Overlay ..... No
10. Existing Zoning ..... GC-General Commercial
11. Surrounding Zoning ..... North: R7-Medium Density Residential  
South: GC-General Commercial  
West: R2-Low-Medium Density Residential  
East: NC-Neighborhood Commercial
12. General Plan Designation ..... GC-General Commercial
13. Existing Land Use ..... Undeveloped lot
14. Surrounding Land Use ..... North: Apartment Building  
South: Office Building  
East: Shopping Center  
West: Single Family Residence

15. Terrain..... Subject site is flat
16. Environmental Status.....CEQA Class 32 Exemption
17. APN.....383-152-04-00
18. Freeway Impact.....Yes
19. Within Redevelopment Area.....Yes
20. Within Airport Influence Area.....No

**B. BACKGROUND**

**Project Description**

The proposed project, “Sombrero’s Mexican Food”, is for the construction of a 1,286 square foot drive-through fast food restaurant. The 0.25-acre undeveloped lot is located at the southwest corner of Carlton Hills Boulevard and Willowgrove Avenue and is within the General Commercial (GC) zone. The General Commercial zone requires a Conditional Use Permit for fast food restaurants with a drive-through.

The project will take access from Willowgrove Avenue, and is relinquishing access from Carlton Hills Boulevard. The project is conditioned to construct a new 30-foot wide commercial driveway on Willowgrove Avenue. A pedestrian connection from the sidewalk on Carlton Hills Boulevard will traverse the drive through loop and provide access at the entrance of the building. The five parking spaces for the restaurant are located towards the west end of the site and will be screened from view by landscaping along Willowgrove Avenue. The Willowgrove Avenue and Carlton Hills Boulevard frontages will be enhanced with landscaping and irrigation within the adjacent parkways off Willowgrove Avenue and Carlton Hills Boulevard.

**C. ANALYSIS**

**Architectural Design**

The Sombrero’s building will feature a two-tone stucco exterior; one color for the main wall sections of the building, and one for the trim. Under the roof line of the building, a red neon band will run between two brown colored stucco bands. A natural stone wainscot will be placed along the bottom edge of the building with a continuation of the stone wrapping around the two front windows on the Carlton Hills elevation. Site improvements include a decorative stamped concrete driveway off Willowgrove Avenue, and a decorative stamped concrete pedestrian connection off Carlton Hills Boulevard.

**Compatibility with Adjacent Land Uses**

South of the project, is an existing office building. The project provides for a future shared internal site connection when the property to the south redevelops. A recommended condition requires a reciprocal access agreement between the two

parcels to accommodate this future connection. North of the project site, across Willowgrove Avenue, is an apartment building. Willowgrove Avenue provides an adequate separation between the residential land use and the proposed drive-through restaurant. An established single family residential neighborhood is located to the west. To provide residential privacy, the project includes the construction of a solid, 6-foot high decorative masonry wall along the entire western property line. In addition, a ten foot landscaped setback with trees and shrubs will serve as a buffer between the required parking spaces for the site and the single family residence to the west. In addition to the wall, the proposed menu/ordering board is located approximately 115 feet east of the west property line, adjacent to the drive-through loop.

### **Traffic**

Based on the estimated trip generation, this project did not generate traffic of a volume that would warrant a Traffic Impact Study (TIS). A TIS review is required for projects which will generate traffic greater than 1,000 total average daily traffic (ADT) or 100 peak-hour trips. This project, based on SANDAG's trip generation rates, will generate an additional 836 ADT and an estimated 59 peak hour trips. Change to the level of service for the road segments or surrounding traffic signals in the project vicinity is not expected.

### **Drainage**

A preliminary drainage study was prepared and the project proposes a private onsite storm drain system. The 0.25 acre site drains in a south to north direction with the majority of the flow draining into the street gutter on Willowgrove Avenue. The runoff proceeds to the north on Carlton Hills Boulevard and ultimately draining into the San Diego River located to the north of the project.

Storm water treatment will be provided on-site prior to discharge into the public storm drainage system. A series of bio-swales are proposed around the perimeter that ultimately drain into a flume filter connected to a sidewalk underdrain and discharged to the gutter along Willowgrove Avenue. No significant impact to water quality will occur due to the bio-swales and flume filters proposed.

## **D. DEVELOPMENT IMPACT FEES**

The anticipated fee amounts are:

- |                       |            |
|-----------------------|------------|
| a. Drainage Fee       | \$8,948.31 |
| b. Traffic Fee        | \$7,852.32 |
| c. Traffic Signal Fee | \$1,268.00 |

## **E. ENVIRONMENTAL REVIEW**

A Notice of Exemption has been prepared because the project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332, Class 32.

**F. STAFF RECOMMENDATION**

1. Conduct and close the public hearing.
2. Approve Conditional Use Permit P07-09 per the attached Resolution.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE APPLICATION OF JAVIER CORREA SR. FOR CONDITIONAL USE  
PERMIT P07-09 FOR A 1,286 SQUARE FOOT SOMBRERO DRIVE-THROUGH FAST  
FOOD RESTAURANT LOCATED AT 8980 CARLTON HILLS BOULEVARD IN THE GC-  
GENERAL COMMERCIAL ZONE**

**APN: 383-152-04-00**

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**WHEREAS**, on December 13, 2007 Javier Correa Sr. submitted a complete application for Conditional Use Permit P07-09 for a 1,286 square foot Sombrero drive-through fast food restaurant located at 8980 Carlton Hills Boulevard; and

**WHEREAS**, the project was determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 32 Exemption; and

**WHEREAS**, on February 12, 2008 the Director of Development Services set the Item for a public hearing in accordance with Section 17.04.100 of the Santee Municipal Code; and

**WHEREAS**, on February 27, 2008 the City Council held a duly advertised public hearing on Conditional Use Permit P07-09; and

**WHEREAS**, the City Council considered all of the recommendations by staff and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

**Section 1:** Conditional Use Permit P07-09 is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 Exemption.

**Section 2:** The findings in accordance with Section 17.06.030.E of the Santee Municipal Code are made as follows:

- A. That the proposed use is in accordance with the General Plan, the objectives of the Zoning ordinance, and the purposes of the district in which the site is located in that the use will comply with the development and design standards of the General Commercial zone.
- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity in that the proposed drive-through fast food restaurant use

is permitted with an approved Conditional Use Permit within the General Commercial land use designation and General Commercial zone, and public services and facilities will be available to serve the development.

- C. That the proposed use complies with each of the applicable provisions of the zoning code in that the site design complies with all the applicable development standards for commercial development.

**Section 3:** Conditional Use Permit P07-09 for a 1,286 square foot Sombrero drive-through fast food restaurant on an approximately 0.25-acre project site at 8980 Carlton Hills Boulevard is hereby approved subject to the following conditions:

- A. All construction shall be in substantial conformance with the site plan, landscape plan, building elevations, and the color and materials board dated December 13, 2007, consisting of 4 sheets, and as amended by the conditions contained herein.
- B. Minor or Major Revisions to the Conditional Use Permit shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- C. Prior to obtaining a Building Permit to construct all buildings and structures subject to Conditional Use Permit P07-09 the applicant shall comply with the following conditions:

### **PLANNING**

- 1. A Notice of Restrictions shall be recorded which discloses the conditions of Conditional Use Permit P07-09 and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.
- 2. The applicant shall obtain approval of the plot plan, building elevations (all sides), building colors and materials from the Director of Development Services prior to the issuance of a Building Permit that includes, but is not limited to, the following:
  - a. Trash receptacles shall be enclosed by a solid six foot high decorative block or stucco wall with view obstructing metal gates painted to match the proposed building (requires double-sized enclosures to accommodate participation in the City-wide recycling program). A solid or trellis cover roof shall also be provided for the trash enclosure, subject to approval of the Director of Development Services.
  - b. Show the proposed six foot decorative wall along the west property line extending along the south property line to terminate at the reciprocal access location. The south wall shall be no higher than 3.5 feet within 10 feet of the reciprocal access location to ensure clear line-of-sight.
  - c. East of the reciprocal access location, remove the proposed block wall and add trees to the proposed landscaping, as shown on the landscape plan dated December 13, 2007, within the 5 foot landscape setback.

3. Provide final building elevations for approval by the Director of Development Services addressing the following:
  - a. Provide additional architectural treatment on the east elevation of the building to include decorative rock veneer treatment wrapping around the two windows.
  - b. The rock veneer band at the base of the building shall wrap around the entire building except on the west elevation, in the location where the trash enclosure will be constructed. In lieu of the rock veneer treatment in that location the stucco shall be painted a color complementary to the rock veneer.
  - c. The color of the vinyl awnings shall be matte to reduce reflection.
  - d. The red neon lighting under the roof line of the building shall not extend onto the west elevation.
4. Parking lot lights shall be shielded to avoid spillover to the adjacent residential and commercial properties. All parking lot light fixtures shall include decorative heads and bases and shall be limited to 15 feet in height.
5. All planting shall conform to the City's Water Conserving Landscaping and Irrigation Standards contained in the Santee Municipal Code.
6. Pay any required fees to the Santee Elementary School District and the Grossmont Union School District.
7. The applicant shall post sign(s) not less than one square foot in area, displaying prominently in addition to such other information as may be deemed desirable, the words "NO LOITERING PURSUANT TO SANTEE MUNICIPAL CODE SECTIONS 9.60.023, 9.60.026" in legible letters not less than two inches in height.
8. The applicant shall comply with all applicable sections of the Municipal Code, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee and all requirements of the Fire Department.
9. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. All elevations submitted for building plan check shall show method of screening any proposed rooftop mechanical equipment. A cross-section indicating compliance with this condition must be provided with the building plan submittal and the applicant is hereby advised that compliance with this requirement will be strictly enforced.

10. All new signs shall be approved separately by the Director through a Sign Permit subject to the requirements of Chapter 17.32 of the Santee Municipal Code. A monument sign limited to 3.5 feet in height may be placed on the northeast corner of the lot.
11. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.

## **ENGINEERING**

12. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
13. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
14. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review will result in delay of issuance of permits required for construction, no exceptions. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
15. **Street Improvement Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
  - a. Construct a 30 foot wide commercial driveway on Willowgrove Avenue per City of Santee Standards. The driveway design consists of a San Diego



Regional Standard G-17, modified to the satisfaction of the Director of Development Services.

- b. Street Improvement plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
  - 1) Six sets of plans bound and stapled (improvements).
  - 2) Plan check fees.
  - 3) Preliminary cost estimate for the improvements.
  - 4) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

- 16. **Precise Grading Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
  - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
  - b. Project landscape and irrigation plans shall be separate from grading plan set but must be submitted by the second grading plan check.
  - c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
  - d. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0 and 8.0 for Willowgrove Avenue and Carlton Hills Boulevard, respectively. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.

- e. Grading plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A completed grading permit application.
- 4) A cost estimate for the cost of construction.
- 5) Three copies of the Drainage Analysis specified here within.
- 6) Two copies of the Storm Water Management Plan specified here within.
- 7) Three copies of the Geotechnical Study specified here within.
- 8) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 9) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 10) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

17. **Landscape and Irrigation Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance.

- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
- b. Landscape and irrigation plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
  - 1) Six sets of landscape and irrigation plans bound and stapled.

- 2) Plan check fees.
  - 3) A cost estimate for the cost of construction.
  - 4) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- c. Provide new landscaping and irrigation within the parkway of Willowgrove Avenue and Carlton Hills Boulevard consisting of groundcover and at a minimum one 36 inch box tree on Carlton Hills Boulevard and two 36 inch box trees on Willowgrove Avenue. All street trees shall be selected from the approved street tree list.
- d. All planting and irrigation shall comply with Section 17.30.020.A. - Landscaping, Screening and Maintenance Standards, of the Santee Municipal Code.
- e. All street trees shall be 36" box trees.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

18. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
19. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
20. Repair or replace failed or inadequate pavement, curb, gutter, sidewalk and cross gutter adjacent to the site to the centerlines of Willowgrove Avenue and Carlton Hills Boulevard to the satisfaction of the Director of Development Services.
21. A landscaped and irrigated traffic safety island is currently planned for Carlton Hills Boulevard. In lieu of constructing the median at this time, the applicant shall make a cash contribution for construction of one-half of the median the length of the project frontage. At present, the contribution rate is \$125/linear foot of frontage.

Applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

- a. Drainage . . . . . \$8,948.31 (estimated)  
calculated based on \$913/1000 square feet of increased impermeable area.
- b. Traffic . . . . . \$7,852.32  
calculated based on a fee rate of \$6,106/1000 square feet of building area.
- c. Traffic Signal . . . . . \$1,268  
calculated based on a fee rate of \$986/1000 square feet of building area.

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fee rates include annual adjustment based on the San Diego Consumer Price Index (CPI).

- 22. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.

23. Water Quality Control – Drainage and Flood Damage Prevention

- a. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. A storm drain system shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
- b. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, and be based on full development of upstream areas.
- c. The drainage study shall evaluate the project's conditions of concern in accordance with the City of Santee Standard Urban Storm Water

Mitigation Plan (SUSMP). The analysis shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural infrastructure drainage features and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.

- d. As part of the drainage study, a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
- e. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year, 10-year and 100-year frequency 6-hour storm, during critical hydrologic conditions for soil and vegetative cover. The drainage shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern are identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified in the approved SUSMP Project Plan.

24. Water Quality Control – Post Construction Storm Water Management Compliance

- a. Provide two copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). A sample SWMP format and SWMP guidelines document is available upon request. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design.
- b. Develop and implement appropriate Best Management Practices (BMP's) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMP's, including Site Design, Source Control, and Structural Treatment Control after the pollutants and conditions of concern have been identified shall be implemented in accordance with the approved SUSMP Project Plan. The condition of concerns shall be evaluated from the project's drainage study report.
- c. Design Structural Treatment Control BMP's in accordance with the City of Santee SUSMP. In accordance with the San Diego Regional Water Quality Control Board Order No. R9-2007-0001 (San Diego Municipal

Storm Water Permit), volume or flow based BMPs shall be designed infiltrate, filter or treat the volume of runoff produced by the 85<sup>th</sup> percentile 24-hour rainfall or the maximum flow rate of runoff produced by the 85<sup>th</sup> percentile hourly rainfall intensity. Section V, Step 8 and 9 of the City of Santee SUSMP completely defines the treatment control design requirements. Structural treatment control shall be of medium or high removal efficiency for the primary pollutants of concern.

- d. Show how Low Impact Development Best Management Practices are implemented to the maximum extent practicable to maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, and construct impervious surfaces to minimum widths necessary. Parking areas shall be designed to drain into landscape areas.
  - e. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
25. Submit two copies of a current preliminary title report (dated within six months of plan submittal) and two copies of all documents listed in the title report. Copies of recorded documents must be clear and legible copies of the original recorded document and must be obtained directly from the County Recorder's Office. Care shall be taken to obtain clear focus of the recorded document prior to printing. Copies submitted, can not be reproductions of the document obtained from the recorder's office and can not be a faxed copy of the document.
26. The applicant shall comply at all times with the following work hour requirements:
- a) No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
  - b) No work is permitted on Sundays or City Holidays.
  - c) No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
  - d) If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

In addition to the above the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

27. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
28. Comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

## **FIRE**

29. Address numbers shall be placed near the roofline of the structure visible from Carlton Hills Blvd. Numbers shall be block style, 10" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color to be approved by the Fire Department prior to installation.
30. The building is required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
31. The building shall have a fire sprinkler riser enclosure accessible from the outside of the building. The exact size and location of the riser enclosure shall be approved by the Fire Department prior to construction.
32. Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC): This device that supplies water to the automatic fire sprinkler system shall be placed in an approved location near the building. The entire device shall be painted red with 2" white-stenciled numbers indicating address served. The assembly shall be equipped with a chain and breakaway locks for security.
33. A Knox Box is required for emergency fire access to the building. The Knox Box

shall be located in an approved location. Knox box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the Fire Department prior to installation.

34. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the Fire Department prior to installation.
35. The cooking area is required to be protected by a hood and duct fire protection system. Separate plans are to be submitted to the Fire Department for approval prior to installation. Exact locations of manual pull station(s) and "K" rated fire extinguishers are to be determined by the Fire Department prior to installation.
36. Provide a permanent engraved, carved or embossed sign indicating "Occupant Load" (and the number of people allowed in the room or area). The sign shall be a minimum of 8" x 10", with 3" block letters/numbers. Exact design, occupant load number and sign placement shall be approved by the Fire Department prior to installation.

G. Prior to obtaining occupancy, the applicant shall complete the following:

1. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee unless otherwise approved by the Director of Development Services.
2. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
3. Applicant shall dedicate a visibility clear space easement at the southwest corner of the intersection of Carlton Hills Boulevard and Willowgrove Avenue to the satisfaction of the City Engineer.
4. Applicant shall grant a reciprocal access agreement for reciprocal access to the adjoining property to the south of the site to the satisfaction of the City Engineer.
5. Applicant shall relinquish vehicular right of access to Carlton Hills Boulevard.
6. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
7. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Development Services.
8. All features shown on the approved site and landscape plans shall be located substantially where they are shown and shall be constructed in accordance with the approved plan and appropriate Santee Municipal Code Section.
9. Final clearance for occupancy shall be obtained by signature on the final



inspection request form from the Fire Department and the Department of Development Services (Building Division and Planning Division).

10. A bond, equal to the cost of full landscaping and irrigation installation, shall be provided for a minimum of one year to the satisfaction of the Director of Development Services per Section 17.30.020(A)(9) of the Santee Municipal Code.
- H. Upon establishment of the use pursuant to this Conditional Use Permit and occupancy of the buildings, the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained.
  2. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director of Development Services, shall be required in order to meet this standard.
  3. All light fixtures shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.
  4. Awnings materials shall be replaced on a 5-year schedule to ensure the removal of faded or worn awnings. The applicant shall replace any faded or damaged awning within 60 days of notification by the City. Unless damaged, the City shall not require replacement of awnings more frequently than once every five years.

**Section 4:** The terms and conditions of this Conditional Use Permit (P07-09) approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**Section 5:** Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on February 27, 2008.

**Section 6:** The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

**Section 7:** This Conditional Use Permit (P07-09) expires on February 27, 2011 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**Section 8:** The City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Development Review Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

**Section 9:** The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty (30) day statute of limitations on court challenges to the approval under CEQA.

**ADOPTED** by the City Council of the City of Santee, California at a Regular Meeting held this 27th day of February, 2008 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**RANDY VOEPEL, MAYOR**

**ATTEST:**

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**LINDA A. TROYAN, MMC, CITY CLERK**

**Tri-Dimensional Engineering, Inc.**  
 P.O. BOX 791 POWAY, CA 92074 (858)748-8333 FAX (858)748-8412

**SOMBRERO DRIVE THRU**  
 8980 Carlton Hills Blvd.  
 SANTEE, CA

DRAWN BY: G. CURT  
 CHECKED BY: F. R.  
 ORIGINAL: 08/09/07  
 REVISION 1: 11/16/07  
 REVISION 2:  
 REVISION 3:  
 REVISION 4:  
 REVISION 5:  
 GRADING PLAN

SCALE: 1" = 20'  
**C.1**  
 SHEET 1 OF 1

**LEGEND**

- |                                     |         |                 |
|-------------------------------------|---------|-----------------|
| DESCRIPTION                         | STD DWG | STANDARD        |
| PROPERTY LINE                       |         | 1/4" = 50' 0" W |
| STREET CENTERLINE                   |         |                 |
| EASEMENT LINE                       |         |                 |
| BUILDING FOOTPRINT                  |         |                 |
| SEWER                               |         |                 |
| PROPOSED DRIVEWAY                   |         |                 |
| CONCRETE PARKING LOT                |         |                 |
| CURB AND GUTTER                     |         |                 |
| FREE-STANDING WALL                  |         |                 |
| PROPOSED CHU RETAINING WALL         |         |                 |
| 6" LANDSCAPE DRAIN                  |         |                 |
| 5" LANDSCAPE DRAIN                  |         |                 |
| 18" 11" BROOK CB                    |         |                 |
| 6" PVC DRAIN PIPE @ 1% UNLESS NOTED |         |                 |
| DRAINAGE SWALE OR DIRECTION OF FLOW |         |                 |
| PROPOSED CONTOUR                    |         |                 |
| EXISTING CONTOUR                    |         |                 |
| PROPOSED SPOT ELEVATION             |         |                 |
| EXISTING SLOPE                      |         |                 |
| EXISTING SPOT ELEVATION             |         |                 |
| EXISTING TREE                       |         |                 |
| EXISTING SHRUB                      |         |                 |
| ABUTMENT                            |         |                 |
| ADDITIONAL                          |         |                 |
| HP - HIGH POINT                     |         |                 |
| CB - CATCH BASIN                    |         |                 |
| IE - INVERT ELEVATION               |         |                 |



**BENCH MARK**  
 DESCRIPTION: LEAD PLUG & BRASS TAG STAMPED L.S. 2867  
 LOCATION: 1/2" OFFSET TO EASTERN FACE AT SE CORNER AT  
 RECORD FORM: 200 11/25/07  
 ELEVATION: 381.45  
 DATUM: MSL

**PLAN**  
 SCALE: 1" = 20'




**FIGURE 1**

# LANDSCAPE PLAN

## LEGAL DESCRIPTION

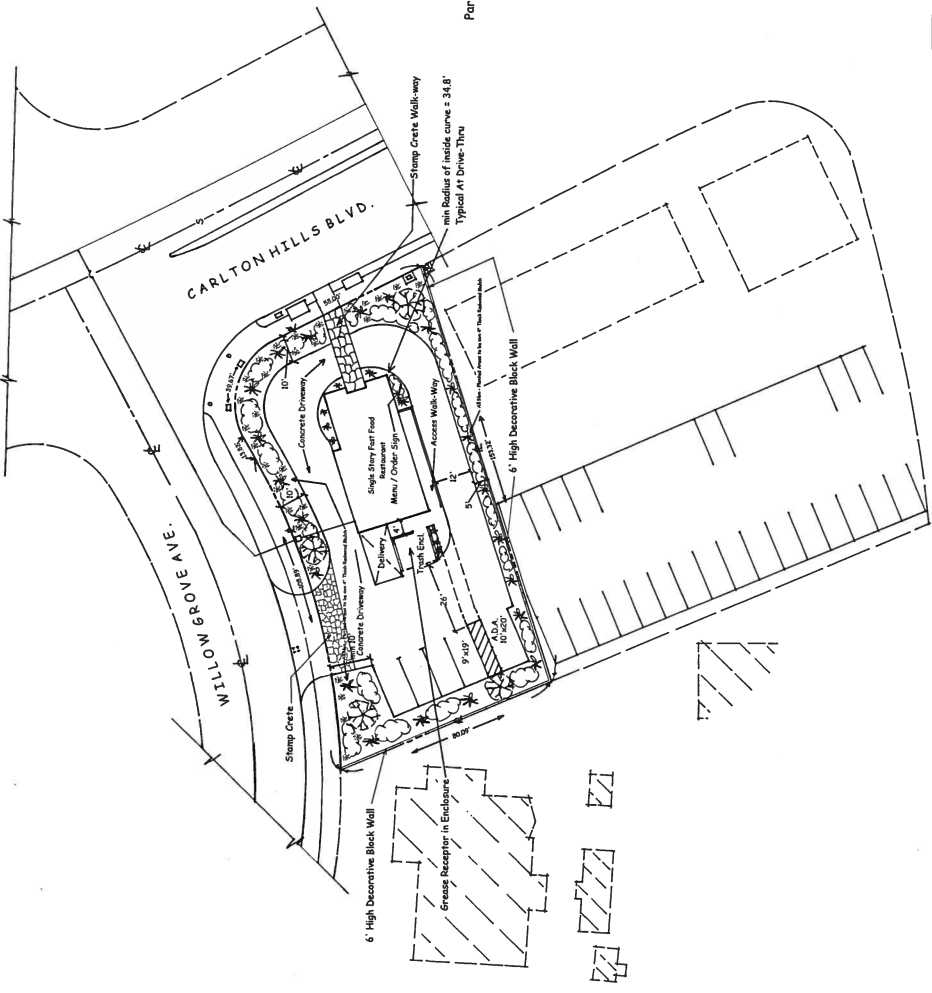
APN: 383 - 152 - 04  
 8980 Carlton Hills Boulevard  
**OWNER:**  
 Sombreno's Mexican Food  
 8220 University Ave. Ste 101  
 La Mesa, Ca. 91941 619 - 668 1059  
 Contact: Javier Correa

REVISIONS	BY



**sombreno mexican food**  
 by design associates  
 Keith A. Shellman 1650 pioneer way el cajon, ca. 92020 619 440 3623  
 E-Mail: kashellman@bdesignassociates.com

DRAWN	CHECKED
DATE	SCALE
JOB NO.	SHEET
<b>PL</b>	
OF	



Parking and Driveway / Backup Area = 5614 s. f.  
 10% = 561 s. f.  
 Total Landscape Area = 3372 s. f.



Item	Description	Size	Quantity
	Prunus Cerasifera - Purple Leaf Plum	15 gal	4
	Callistemon Citrinus - Lemon Scented Bottle Brush	6"	30
	Nandina Domestica - Heavenly Bamboo	5 - Gallon	24
	Raphiolepis Indica Ballerina - Indian Hawthorn	5 - Gallon	40

FIGURE 2

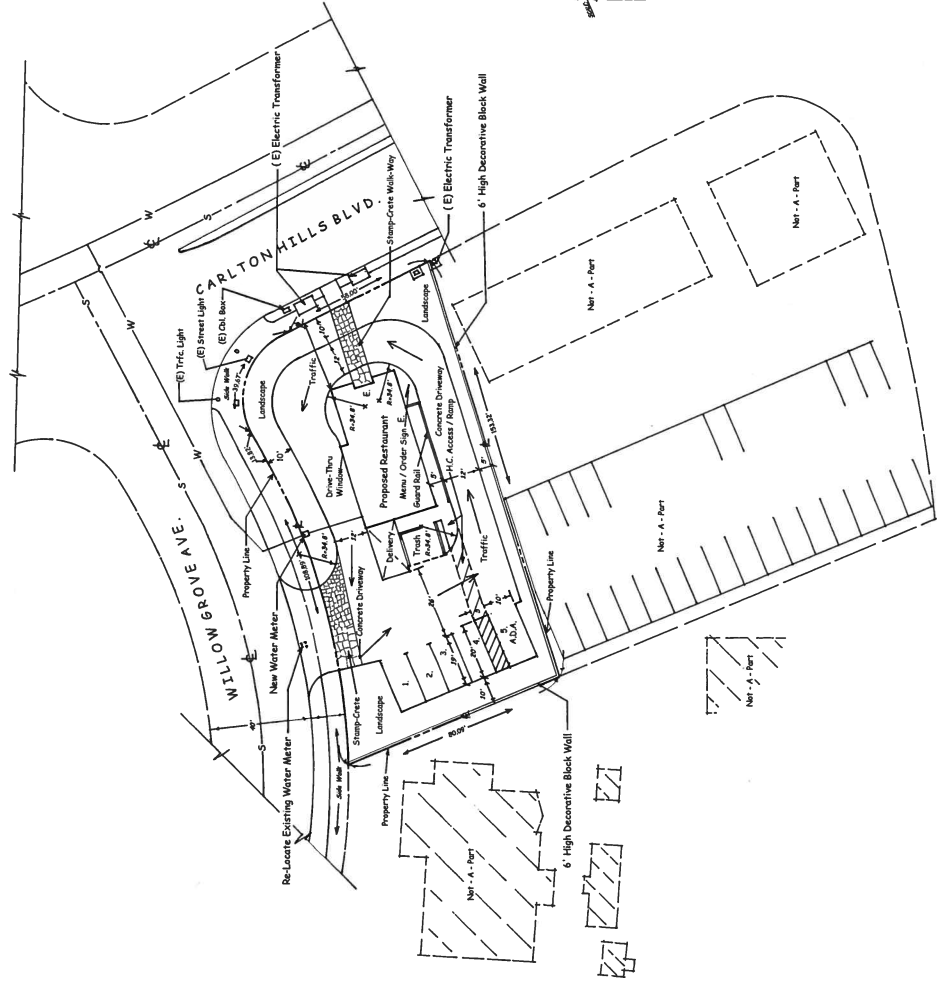
# S I T E P L A N

**LEGAL DESCRIPTION**

APN : 383 - 152 - 04  
8980 Carlton Hills Boulevard

**OWNER:**

**Sombrero's Mexican Food**  
8220 University Ave. ste 101  
La Mesa, Ca. 91941 619 - 668 1059  
Contact: Javier Correa



### FIGURE 3

[illegible]

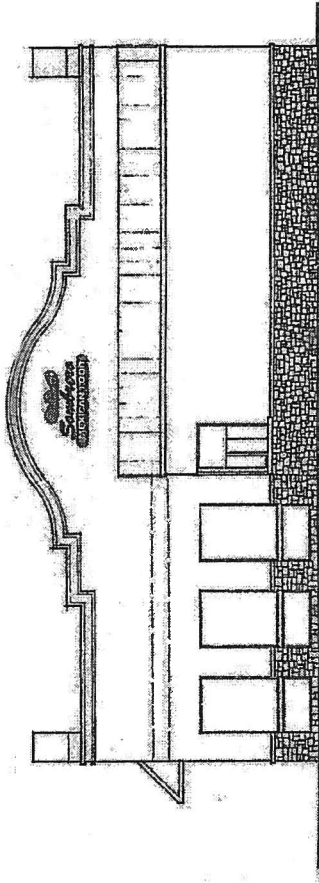
E-Mail: [lakeres@bcglobal.net](mailto:lakeres@bcglobal.net)

**sombrero mexicano food**  
by design associates  
keith a. shellman 1650 pioneer way el cajon, ca. 92020 619 440 3623

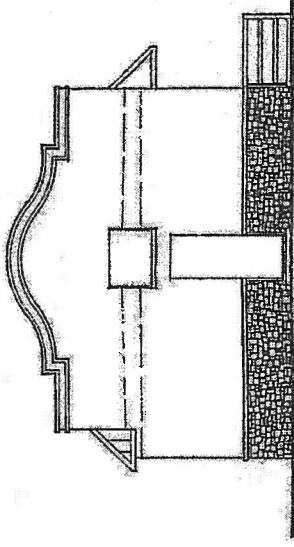
DRAWN Keith A. Shellman	DWG NO. 034800083	DATE December 04, 2007	SCALE Per Plan	JOB NO.	SHEET  PS	DP SHEETS
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www.elsevier.com/locate/jmb

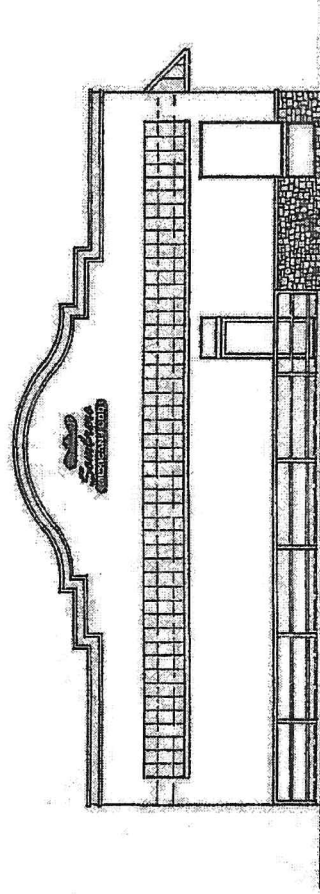
P07-09



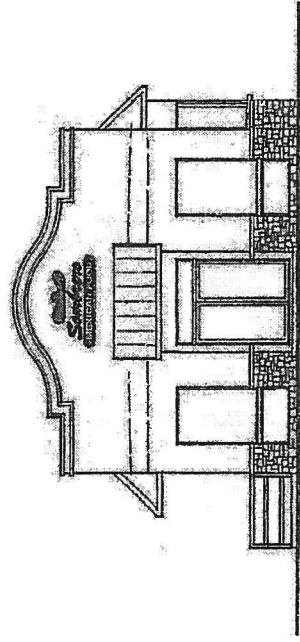
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

FIGURE 4





## Sombrero Drive Through

P07-09/AEIS07-24

8980 Carlton hills Blvd.

City of Santee, Department of Development Services



144 0 144 288 Feet



1:3467





**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** AN ORDINANCE AMENDING A PORTION OF TITLE 17 AND  
CHAPTER 13.42 OF THE SANTEE MUNICIPAL CODE

**DIRECTOR/DEPARTMENT** Gary Halbert/Development Services

**SUMMARY**

This item requests City Council introduction and first reading of an Ordinance to amend portions of Title 17 and Chapter 13.42 relating to storm water requirements under San Diego Regional Water Quality Control Board NPDES Permit No. R9-2007-0001 adopted January 24, 2007.

The attached code amendments have been prepared based on the new municipal storm water permit adopted by the Regional Water Quality Control Board and are required to ensure compliance with the new permit by the City. Most of the permit requirements have been included in the Standard Storm Water Mitigation Plan (SUSMP) included in this agenda to be adopted separately by City Council.

Some of the ordinance changes include a provision for Low Impact Development (LID), which is the infiltration of storm water into landscape areas and through concepts such as porous pavement applications, codifying our existing practice of requiring recordation of a Storm Water Facilities Maintenance Agreement, definition changes/additions, and a revision to the list of non-storm water discharges that are permitted.

**ENVIRONMENTAL REVIEW**

Adoption of the ordinance is Categorically Exempt pursuant to Section 15308 of the California Environmental Quality Act (CEQA).

**FINANCIAL STATEMENT**

The requirements of the new permit will result in additional unknown costs to private developers, capital improvement projects and other City departments.

**RECOMMENDATION**

1. Conduct and close the Public Hearing.
2. Conduct the first reading of the Ordinance as recommended by staff.

**ATTACHMENTS (Listed Below)**

Ordinance



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA AMENDING A PORTION OF TITLE 17 AND CHAPTER 13.42 OF THE  
MUNICIPAL CODE**

**WHEREAS**, on January 24, 2007 the San Diego Regional Water Quality Control Board adopted Order No. R9-2007-0001, the renewal of the San Diego County Municipal Storm Water Permit; and

**WHEREAS**, the City of Santee ("City"), as a Co-permittee subject to Order No. R9-2007-0001, is required to implement a number of storm water quality measures on a City-wide basis, and to ensure that the City has the authority and capability to adequately enforce storm water quality ordinances; and

**WHEREAS**, the City Council desires to create Low Impact Development Standards in the Zoning Ordinance to improve water quality within the City and throughout the region in general, and to comply with the requirements of Order No. R9-2007-0001; and

**WHEREAS**, by adopting the Low Impact Development Standards in the Zoning Ordinance, the City Council desires to (1) reduce discharges of pollutants from development Projects to and ultimately from the City's municipal separate storm sewer system ("MS4") to the maximum extent practicable, (2) prevent development project runoff discharges from the MS4 from causing or contributing to a violation of applicable water quality standards, and (3) manage increases in runoff discharge rates and durations from development projects that are likely to cause increased erosion of stream beds and banks, silt pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force; and

**WHEREAS**, the amendments set forth in this ordinance are necessary to achieve these goals and thereby protect the public health, safety, and welfare of the Citizens of Santee, by protecting the urban watersheds of the City from waterborne pollution.

**NOW, THEREFORE**, the City Council of the City of Santee, California, does ordain as follows:

**Section 1.** The following sections shall be added or amended to Title 17 of the Santee Municipal Code as follows:

**Title 17**

**Section 17.04.140 Definitions**

"BEST MANAGEMENT PRACTICES (BMPs)" means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollution to surface and groundwater. BMPs include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits.

"DEVELOPMENT PROJECT" means new development or redevelopment with land disturbing activities, structural development, including construction or installation of a building or structure, the creation of impervious surfaces, public agency projects, and land subdivision.

“IMPERMEABLE SURFACE” means a surface that cannot be penetrated by water and includes, but is not limited to, impervious materials such as concrete or asphalt.

“LOW IMPACT DEVELOPMENT (LID)” means a storm water management and land development strategy that emphasizes conservation and the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely reflect pre-development hydrologic functions.

“MAXIMUM EXTENT PRACTICABLE (MEP)” – As used in Title 17 and Title 13 of the Santee Municipal Code, MEP means implementation of all Best Management Practices (BMPs) that are technically feasible (i.e., are likely to be effective), are not cost prohibitive, and adequately reduce pollutant discharges from the MS4. MEP will generally require a combination of source control and treatment control BMPs that emphasizes pollution prevention and source control BMPs as the first line of defense, and utilizes treatment control BMPs as a second line of defense.

“PERMEABLE SURFACE” means a surface that can be penetrated by water and includes, but is not limited to, pervious concrete, porous asphalt, unit pavers, granular materials, landscaping, or other similar material approved by the Director of Development Services.

“PRIORITY DEVELOPMENT PROJECT” means new development and significant redevelopment project categories listed in Section 13.42.030 of this code.

“SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT” means San Diego Regional Water Quality Control Board Order No. R9-2007-0001, NPDES Permit No. CAS0108758, issued by the San Diego Regional Water Quality Control Board on January 24, 2007.

#### **Section 17.10.040 Site Development Criteria**

- J. Trash Enclosures. For all developments within the R-7, R-14 and R-22 zones, a minimum of two trash enclosures shall be provided on-site when dumpsters and commercial waste disposal are to be provided for the development. Additional trash enclosures shall be provided as needed to meet the requirements of Chapter 13.36 of the City of Santee Municipal Code. The enclosures shall be designed to the satisfaction of the Director and shall include a minimum six-foot high decorative wall or solid fence with a solid metal gate painted to match the on-site buildings. All dumpsters shall have an attached water-proof cover that shall be kept closed at all times. Curbside trash collection for individual units is an acceptable alternative when access to receptacles is adequate, subject to the satisfaction of the Director of Development Services.

#### **Section 17.12.040 Site Development Criteria**

**B. Setbacks.** Table 17.12.040-B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the three commercial districts.

**TABLE 17.12.040-B – SETBACKS**

STANDARD				
YARD		BUILDING	PARKING	LANDSCAPING
1.	Street yard setback (measured from the ultimate right-of-way):			
a.	All streets	10 feet	10 feet	Entire front setback
2.	Rear property line setback:			
a.	Adjacent to residential zone	20 feet	10 feet	10 feet
b.	Adjacent to commercial or industrial zone	5 feet**	0 feet	0 feet
3.	Interior side property line setback:			
a.	Adjacent to residential zone	20 feet	10 feet	10 feet
b.	Adjacent to commercial or industrial zone	5 feet**	5 feet*	5 feet*

\* Unless specifically waived by the Director of Development Services (see Section 17.24.030(A)(10)(b))

\*\* The 5 foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director of Development Services on two adjacent developments that share a common wall on the property line between the two lots or where a five foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

#### **Section 17.14.040 Site Development Criteria**

**B. Setbacks.** Table 17.14.040-B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the two industrial districts.

**TABLE 17.14.040-B – SETBACKS**

STANDARD				
YARD		BUILDING	PARKING	LANDSCAPING

1.	Street yard setback (measured from the ultimate right-of-way):			
a.	All streets	15 feet	10 feet	Entire front setback
2.	Rear property line setback:			
a.	Adjacent to residential zone	25 feet	10 feet	10 feet
b.	Adjacent to commercial or industrial zone	5 feet**	0 feet	0 feet
3.	Interior side property line setback:			
a.	Adjacent to residential zone	25 feet	10 feet	10 feet
b.	Adjacent to commercial or industrial zone	5 feet**	5 feet*	5 feet*

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\* Unless specifically waived by the Director of Development Services (see Section 17.24.030(A)(10)(b))

\*\* The 5 foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director of Development Services on two adjacent developments that share a common wall on the property line between the two lots or where a five foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

## **Section 17.24.030 Design Standards**

- A. General: The following standards shall apply to the residential, commercial and industrial districts (See Diagram 17.24.030-A)
4. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surface material sufficient to prevent mud, dust, loose material, and other nuisances from the parking or loading facility to the MS4. Where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used for parking lots. Crushed aggregate, rock, dirt or similar types of surfacing shall not be used as a parking or loading facility surface.
  5. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys, and to preclude standing pools of water within the parking facility. Where feasible, infiltration BMPs shall be integrated into the drainage design to reduce the quantity and velocity of storm water discharging to the MS4 from the parking or loading facility.
  10. Landscaping. The following basic design standards shall be observed.
    - f. Where feasible, infiltration BMPs shall be integrated into the landscape design to reduce the quantity and velocity of storm water discharging to the MS4 from the parking or loading facility.
- B. Residential:
2. Driveways providing access to garages, carports and parking areas serving four or less dwelling units shall be a minimum width of twenty feet. Exceptions may be approved by the Director for individual single family homes. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
  3. Driveways providing access to garages, carports and parking areas serving five or more dwelling units shall be a minimum of twenty-six feet in width. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
- C. Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, institutional, and community facility use.
2. Access driveways on-site shall be a minimum width of twenty-six feet unless otherwise approved by the Director of Development Services. Where feasible, shared driveways shall be used to reduce impermeable area, and,

where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.

### **Section 17.30.020 General Development Standards**

- K. Trash Enclosures. All office, commercial and industrial developments shall provide an adequate number of trash enclosures on-site to meet the requirements of Chapter 13.36, Section 13.36.070 or amendments thereto. The enclosures shall be designed to the satisfaction of the Director and shall include a minimum six-foot high decorative or solid fence with a solid metal gate painted to match the on-site buildings. Each trash dumpster shall have an attached, water-proof cover that shall be kept closed at all times. The trash enclosures shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway. Trash enclosures for residential projects shall conform to the provisions contained in Section 17.10.040(J) of this title.
- M. Low Impact Development (LID) Standards.
  - 1. Requirements for all development projects, including Priority Development Projects, shall include but not be limited to the following measures:
    - a. Source control BMPs that reduce storm water pollutants of concern in urban runoff, including storm drain system stenciling and signage, properly designed outdoor material storage areas, properly designed trash storage areas, and implementation of efficient irrigation systems;
    - b. LID BMPs where feasible which maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, and construct impervious surfaces to minimum widths necessary;
    - c. Buffer zones for natural water bodies, where feasible. Where buffer zones are infeasible, require project proponent to implement other buffers such as trees, access restrictions, etc., where feasible;
    - d. Submittal of proof of a mechanism under which ongoing long-term maintenance of all structural post-construction BMPs will be conducted.
  - 2. The following LID site design BMPs shall be implemented for all Priority Development Projects:
    - a. For Priority Development Projects with landscaped or other pervious areas, drain a portion of impervious areas (rooftops, parking lots, sidewalks, walkways, patios, etc.) into pervious areas prior to discharge to the MS4. The amount of runoff from impervious areas that is to drain to pervious areas shall correspond with the total capacity of the project's pervious areas to infiltrate or treat runoff, taking into considerations the pervious areas' soil condition, slope, and other pertinent factors.

- b. For Priority Development Projects with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat runoff from impervious areas, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.
  - c. For Priority Development Projects with low traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys, or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.
- 3. Where applicable and determined feasible by the Director of Development Services, the following LID BMPs shall be implemented at all Priority Development Projects:
  - a. Conserve natural areas, including existing trees, other vegetation, and soils.
  - b. Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.
  - c. Minimize the impervious footprint of the project.
  - d. Minimize soil compaction.
  - e. Minimize disturbances to natural drainages (e.g., natural swales, topographic depressions, etc.).
- 4. Where deemed applicable and feasible by the Director of Development Services, Source Control and Treatment Control BMPs, designed to address pollutants of concern specific to the project site and/or the region in general shall be implemented at all Priority Development Project sites.

**Section 2.** The following sections shall be added or amended to Chapter 13.42 of the Santee Municipal Code as follows:

## **Chapter 13.42**

### **Section 13.42.020 Purpose and Intent.**

- B. The intent of this chapter is to protect and enhance the water quality of our watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Clean Water Act and San Diego Regional Water Quality Control Board Order No. R9-2007-0001, NPDES Permit No. CAS0108758, issued by the San

Diego Regional Water Quality Control Board on January 24, 2007, and any subsequent amendment, revision, or re-issuance of the permit.

### **Section 13.42.030 Definitions**

“BASIN PLAN” means Water Quality Control Plan, San Diego Basin, Region 9, and amendments developed by the Regional Board.

“BEST MANAGEMENT PRACTICES (BMPS)” means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollution to surface and groundwater. BMPs include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits.

“COPERMITTEES” means each of the Municipal Copermittees listed in California Regional Water Quality Control Board Order No. R9-2007-0001 adopted January 24, 2007 and any amendments thereto.

“ENVIRONMENTALLY SENSITIVE AREAS (ESAs)” means areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); water bodies designated with the RARE beneficial use by the State water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Multi Species Conservation Program within the Cities and County of San Diego; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.

“ILLICIT CONNECTION” means any connection to the municipal separate storm sewer system (MS4) that conveys an illegal discharge.

“ILLICIT DISCHARGE” means any discharge to municipal separate storm sewer system (MS4) that is not composed entirely of storm water except discharges pursuant to a NPDES permit and discharge resulting from fire fighting activities [40 CFR 122.26(b)(2)].

“ILLEGAL DISCHARGE” means illicit discharge.

“MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)” means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a state, city town, borough, county parish, district, association, or other public body (created by or pursuant to state law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under state law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or designated and approved management agency under section 208 of the Federal Clean Water Act that discharges to waters of the United States; (ii) Designated or used for collecting or conveying storm water; (iii) Which is not a combined



sewer; (iv) Which is not part of the Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.26.

“MAXIMUM EXTENT PRACTICABLE (MEP)” – As used in Title 17 and Title 13 of the Santee Municipal Code, MEP means implementation of all Best Management Practices (BMPs) that are technically feasible (i.e., are likely to be effective), are not cost prohibitive, and adequately reduce pollutant discharges from the MS4. MEP will generally require a combination of source control and treatment control BMPs that emphasizes pollution prevention and source control BMPs as the first line of defense, and utilizes treatment control BMPs as a second line of defense.

““NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT” means a permit issued by the San Diego Regional Water Quality Control Board or the State Water Resources Control Board pursuant to Chapter 5.5, Division 7 of the California Water Code, to control discharges from point sources to waters of the United States, and includes San Diego County National Pollutant Discharge Elimination System (NPDES) Permit No. CAS0108758 first issued on July 16, 1990 (Order No. 90-42) and then renewed on February 21, 2001 (Order No. 2001-01), and subsequently renewed on January 24, 2007 (Order No. R9-2007-0001), and any amendment, revision or re-issuance thereof.

“PRIORITY DEVELOPMENT PROJECT” means all new development projects that fall under the project categories or locations listed below and redevelopment projects that create, add or replace at least 5,000 square feet of impervious surfaces on an already developed site that falls under any of the following project categories:

- a. Housing subdivisions of 10 or more dwelling units. This category includes single-family homes, multi-family homes, condominiums, and apartments.
- b. Commercial developments greater than one acre. This category is defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than one acre. The category includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.
- c. Development of heavy industry greater than one acre. This category includes, but is not limited to, manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.)
- d. Automotive repair shops. This category is defined as a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.
- e. Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812),

where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirement and hydromodification requirements.

- f. All hillside development greater than 5,000 square feet. This category is defined as any development which creates 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will grade on any natural slope that is twenty-five percent or greater.
- g. Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.
- h. Parking lots greater than or equal to 5,000 square feet in area, or with 15 or more parking spaces and potentially exposed to urban runoff. Parking lot is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.
- i. Street, roads, highways, and freeways. This category includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.
- j. Retail Gasoline Outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

"RECEIVING WATERS" means surface bodies of water, as described in order number 90-42 of the Regional Water Quality Control Board, San Diego Region, which serve as discharge points for the storm water conveyance system, including:

- a. The Tijuana River Estuary, San Diego Bay, Mission Bay, Los Penasquitos Lagoon, San Dieguito Lagoon, San Elijo Lagoon, Batiquitos Lagoon, Agua Hedionda Lagoon, Buena Vista Lagoon, Oceanside Harbor/Del Mar Boat Basin, and Santa Margarita Lagoon are receiving waters.
- b. Creeks, rivers, reservoirs, lakes, lagoons, estuaries, harbors, bays, and the Pacific Ocean may also be receiving waters.
- c. Any water body that qualifies as a "Water of the United States" as that term is defined herein.

- d. Any water body or groundwater system that qualifies as a “Water of the State” as that term is defined herein.

“SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT” means San Diego Regional Water Quality Control Board Order No. R9-2007-0001, NPDES Permit No. CAS0108758, issued by the San Diego Regional Water Quality Control Board on January 24, 2007.

“STORM WATER CONVEYANCE SYSTEM” means the municipal separate storm sewer system (MS4).

“STORM WATER FACILITIES MAINTENANCE AGREEMENT” means an agreement prepared as to content to the satisfaction of the City Engineer, approved as to form by the City Attorney and executed on behalf of the City by the Director of Development Services, by and between the City and the owner of any priority development project.

“WATERS OF THE STATE” means any water, surface or underground, including saline waters within the boundaries of the State as defined by California Water Code section 13050(e). The definition of the Waters of the State is broader than that for the Waters of the United States in that all water in the State is considered to be Waters of the State regardless of circumstances or condition.

“WATERS OF THE UNITED STATES” means as defined in the 40 CFR 122.2, the Waters of the U.S. are defined as: “(a) All waters, which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of tide; (b) All interstate waters, including interstate “wetlands;” (c) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, “wetlands”, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds the use, degradation or destruction of which would affect or could affect interstate or foreign commerce including any such waters: (1) Which are or could be used by interstate or foreign travelers for recreational or other purposes; (2) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or (3) Which are used or could be used for industrial purposes by industries in interstate commerce; (d) all impoundments of waters otherwise defined as Waters of the United States under this definition; (e) tributaries of waters identified in paragraphs (a) through (d) of this definition; (f) The territorial seas; and (g) “Wetlands” adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) through (f) of this definition. Waters of the United states do not include prior converted cropland. Notwithstanding the determination of an area’s status as prior converted cropland by any other federal agency, for the purposes of the Clean water Act, the final authority regarding Clean Water Act jurisdiction remains with the Federal Environmental Protection Agency.

#### **Section 13.42.050 Construction and application.**

- A. This chapter shall be interpreted to assure consistency with the requirements of the Federal Clean Water Act and acts amendatory thereof or supplementary thereto,

applicable implementing regulations, and the San Diego County Municipal Storm Water Permit and any amendment, revision or re-issuance thereof.

### **Section 13.42.055 Storm Water Pollution Prevention Plan.**

- A. Each priority development project required to prepare a Storm Water Pollution Prevention Plan (SWPPP) either by the Statewide General Permit for Storm Water Discharges Associated with Construction Activity (State Water Resources Control Board Order No. 99-08-DWQ), or by City Ordinance or policy, shall have said plan prepared, at a minimum, in accordance with the construction requirements contained in the City's adopted Jurisdictional Urban Runoff Management Program (JURMP). Any such SWPPP shall also be drafted to require full compliance with the construction requirements of the latest renewal of the San Diego County Municipal Storm Water Permit.
- B. Each SWPPP shall be a "living document" the requirements of which shall change as necessary to meet the storm water requirements of each the project site, as they change through different phases of construction and different seasons of the year. Where, during implementation of the SWPPP, the requirements and/or conditions included in the SWPPP result in a level of protection that is less than that set forth in the City's JURMP, Statewide General Permit for Storm Water Discharges Associated with Construction Activity, or the San Diego County Municipal Storm Water Permit, the SWPPP shall be amended to include the higher level of protection required by the JURMP and/or NPDES Permit.

### **Section 13.42.060 Discharge of pollutants – Prohibited.**

2. The following categories of non-storm water discharges are not prohibited unless the City or the regional Board identifies the discharge category as a significant source of pollutants to waters of the U.S.

- a. Diverted stream flows;
- b. Rising ground waters;
- c. Uncontaminated ground water infiltration, as that term is defined at 40 CFR § 35.2005(20), to MS4s;
- d. Uncontaminated pumped ground water;
- e. Foundation drains;
- f. Springs;
- g. Water from crawl space pumps;
- h. Footing drains;
- i. Air conditioning condensation;
- j. Flows from riparian habitats and wetlands;

- k. Water line flushing;
- l. Landscape irrigation;
- m. Discharges from potable water sources not subject to NPDES Permit No. CAG679001, other than water main breaks;
- n. Irrigation watering;
- o. Lawn water;
- p. Individual residential car washing; and
- q. De-chlorinated swimming pool discharges.

#### **Section 13.42.155 Storm Water Facilities Maintenance Agreement**

As a condition of development, the owners of Priority Development Projects shall be required, prior to occupancy of the development, to execute a Storm Water Facilities Maintenance Agreement with the City. The agreement shall be recorded to run with the land and shall be binding upon the owner, and their heirs, and successors in interest to the project and to any real property developed in conjunction with the project. The agreement shall include an annual requirement that verification of the effective operation and maintenance of each approved treatment control BMP be conducted by the owner and certified to the City prior to each rainy season. The agreement shall also include a right of entry on the part of the City for the limited purpose of inspecting and confirming the condition of permanent storm water BMPs.

**Section 3.** This ordinance shall take effect 30 days after its adoption. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption in a newspaper of general circulation in the City and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, as required by law.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 27th day of February, 2008, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 12th day of March, 2008, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**LINDA A. TROYAN, MMC, CITY CLERK**

**MEETING DATE**

February 27, 2008

**AGENDA ITEM NO.****ITEM TITLE****CHARTER ADVISORY COMMITTEE REPORT****DIRECTOR/DEPARTMENT**

Council Subcommittee on Charter City Review  
Mayor Randy Voepel  
Council Member John W. Minto

**SUMMARY**

In July 2007, the City Council appointed twelve residents to serve on a Charter Advisory Committee. The Committee was charged with gathering information on the opportunities and constraints of charter city status, evaluating the pros and cons of various charter provisions, and providing input to the Council Subcommittee on Charter City Review, composed of Mayor Voepel and Council Member Minto.

From August 2007 through February 2008, the Committee held six public meetings to review Santee's current practices and evaluate general law versus city charter options. The Committee's recommendations are outlined in the attached report for City Council consideration.

If approved by City Council, a City Charter could be presented to the voters of Santee in November 2008.

**FINANCIAL STATEMENT**

City Council previously authorized the expenditure of general fund monies up to \$45,000 for Charter City review. Expenditures to date, totaling \$15,500 have been attributable to legal services and miscellaneous expenses related to the Charter Committee's work. An additional \$30,000 is estimated to be needed for ballot expenses and other election costs, which would be appropriated from the General Fund unallocated reserve. City staff hours devoted to this project will continue to be absorbed by the General Fund budget.

**RECOMMENDATION**

Approve a motion authorizing the City Manager and City Attorney to draft a City Charter for Council review in preparation for voter approval in November 2008.

**ATTACHMENTS**

Charter Advisory Committee Report



# *Santee Charter Advisory Committee Report*

## Background

The City of Santee is a general law city, and as such is currently obligated to govern within constraints established by the state legislature. A city charter would establish “home rule” and give the City authority over municipal affairs.

Years ago, the autonomy enjoyed by both general law and charter cities was significantly greater than it is today. Charter cities have seen their home rule powers eroded through a growing body of state statutes that have declared many laws a statewide interest, and therefore off limits even to home rule charter cities. But there are still some local issues that could potentially be handled more effectively and efficiently by cities empowered through charters.

## Summary of Advisory Committee’s Work

The Santee Charter Advisory Committee, consisting of 12 individuals, was established by City Council in July 2007. Members of the committee represent a cross section of the community, including general business, homeowners, service clubs, nonprofit groups and labor.

### Committee Members

Mayor/Chairperson Randy Voepel  
Council Member/Vice Chair John Minto  
Karen Bisignano  
Bill Howell  
Tom Lemmon  
Maria Lenhoff

Marilyn Linn  
Rob McNelis  
Warren Savage  
Arnold Winston  
Richard Emerick, Alternate  
James Montague, Alternate

The Committee was charged with gathering information on the opportunities and constraints of charter city status, evaluating the pros and cons of various charter provisions, and providing input to the Council Subcommittee on Charter City Review. Committee recommendations would be forwarded to the entire City Council, which would decide if a Charter should move forward and, if so, what language should be included.

From August 2007 through February 2008, the Committee held six public meetings to review Santee’s current general law practices and evaluate general law versus city charter options. Subject areas reviewed by the Committee included municipal elections, legislative proceedings, civil service/public employment, public works/construction, taxation and finance, and general governance (see attached charts).

## Recommendations

It is the Committee's recommendation that the City Council draft and place on the November 2008 ballot, a Charter consistent with the following provisions:

1. Prohibit public financing of election campaigns.
2. Establish a "Mayor and Council Salary Setting Advisory Committee" to make recommendations regarding Mayor and Council Member salaries.
3. Abide by general law prevailing wage guidelines but with authority to amend the prevailing wage threshold by 4/5ths vote of the Council.  
For example, by a 4/5ths vote the City Council could modify the prevailing wage requirement on a public works project such that it would only apply if the cost were above \$50,000 (versus the current \$25,000 threshold).
4. Prohibit the gift of public funds.

The specific subject areas reviewed by the Committee are attached. It is recommended that the City maintain its current practice and the Charter remain silent with regard to all of these areas, other than the four listed above.

Following Santee's incorporation in 1980, the establishment of a City Charter could be the next step in our City's local governance.

## *Municipal Elections*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<b>Elected Officials:</b> Mayor and City Council members elected by vote of the people. City Attorney, City Clerk & City Treasurer appointed by Mayor and City Council.	May establish process for electing officers, i.e. Mayor may be elected by City Council or vote of the people. City Attorney, City Clerk and City Treasurer may also be elected by vote of the people.	May establish process for electing officers, i.e. Mayor may be elected by City Council or vote of the people. City Attorney, City Clerk and City Treasurer may also be elected by vote of the people.
<b>Election Method:</b> Elections held at-large whereby voters vote for a fixed number of candidates on the ballot. Top vote receivers take office.	Generally hold elections at-large. May also hold “by district” or “from district” if approved by voters.	Elections may be held at-large, by district, from district, or by Council seat.
<b>Council Qualifications:</b> In accordance with state law, candidates must be a resident and registered voter of the City of Santee. Candidates must be nominated by at least 20, but no more than 30, registered voters.	Must follow state law. Candidates must be a resident and registered voter of the city and must be nominated by a specified number of registered voters based on the city’s population.	May establish unique criteria. Criteria cannot be discriminatory and residency requirements must not violate the privileges and immunities clause of the Constitution.
<b>Election Procedures:</b> Conducted in accordance with the California Elections Code.	Conducted in accordance with the California Elections Code.	Not bound by state election laws or recall elections. May establish different rules, procedures, and election dates. May also establish different criteria for vacating and terminating offices.
<b>Campaign Disclosure:</b> Governed by the California Political Reform Act.  Santee limits contributions to \$550 and contributions may only be from individuals, not from corporations, associations, etc.	Governed by the California Political Reform Act.  May establish more stringent disclosure requirements and contribution limits.	Governed by the California Political Reform Act.  May establish more stringent disclosure requirements and contribution limits.
<b>Public Financing:</b> Prohibited from expending public funds for election campaigns.	Prohibited from expending public funds for election campaigns.	Public financing of election campaigns <i>is</i> legal.  <b><u>Committee Recommendation:</u></b> <b>Include a provision in the City Charter prohibiting public financing of election campaigns.</b>
<b>Term Limits:</b> Four-year term. No term limits.	Four-year term. May impose term limits.	May establish different terms, i.e. two-year term. May impose term limits.

## *Legislative Proceedings*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Meeting Procedures:</b> Conducted in accordance with state law (Brown Act and other general provisions of the Govt. Code) pertaining to conduct and noticing of meetings, public participation and conflict of interest laws.</p> <p>Council has adopted legislative policy which also establishes uniform meeting guidelines (i.e. Council does not follow Roberts Rules of Order).</p>	<p>Must conduct in accordance with state law (Brown Act and other general provisions of the Govt. Code) pertaining to conduct and noticing of meetings, public participation and conflict of interest laws.</p> <p>May establish other meeting procedures, such as Robert's Rules of Order as a guide to fair and orderly procedures.</p>	<p>Must conduct in accordance with state law (Brown Act) pertaining to conduct and noticing of meetings, public participation and conflict of interest laws.</p> <p>May impose unique meeting procedures and also adopt other procedures, such as Robert's Rules of Order.</p>
<p><b>Quorum &amp; Voting Requirements:</b> A majority of the City Council constitutes a quorum to conduct business. Ordinances, resolutions, and orders for payment of money require a majority vote of the total City Council (i.e. 3 affirmative votes). Some actions require supermajority vote per state law.</p>	<p>A majority of the City Council constitutes a quorum to conduct business. Ordinances, resolutions, and orders for payment of money require a majority vote of the total City Council (i.e. 3 affirmative votes). Some actions require supermajority vote per state law.</p>	<p>May establish different procedures and requirements. However, legislation requiring specific voting requirements is applicable to charter cities if the subject matter of the action has been determined to be of statewide concern. May also establish other supermajority requirements.</p>
<p><b>Ordinances:</b> Ordinances may not be passed within five days of introduction, except urgency ordinances which become effective immediately. May only be passed at regular meetings and must be read in full at time of introduction and passage, except when reading is waived. Publishing and posting requirements are conducted in accordance with state law.</p>	<p>Ordinances may not be passed within five days of introduction, except urgency ordinances. May only be passed at regular meetings and must be read in full at time of introduction and passage, except when reading is waived. Publishing and posting requirements must be conducted in accordance with state law.</p>	<p>May establish different procedures for enacting and publishing local ordinances.</p>
<p><b>Resolutions:</b> Reflects the written action or decision of the City Council. Is introduced and adopted at the same meeting by majority vote of the City Council.</p>	<p>May establish different procedures for adopting, amending or repealing resolutions.</p>	<p>May establish different procedures for adopting, amending or repealing resolutions.</p>
<p><b>Minute Action:</b> Requires majority vote of the quorum.</p>	<p>Requires majority vote of the quorum.</p>	<p>May establish different procedures.</p>

## *Civil Service – Public Employment*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Council Member Salaries &amp; Benefits:</b> Council Member salaries set in accordance with city population when incorporated in 1980. Five percent (5%) maximum increases allowed each year. Salaries are reconsidered by Council every two years.</p> <p>Council is not afforded greater benefits than is given to employees.</p> <p>As provided in the City's Travel Policy and in accordance with IRS guidelines, reimbursement is allowed for actual and necessary expenses incurred in the performance of duties.</p>	<p>Salary ceiling set by city population. (AB 701, if signed by the Governor, will increase the current salary limits and will prohibit general law cities from adopting automatic salary adjustments). Voters may approve higher salaries. Salaries may be increased by no more than 5% annually, by resolution.</p> <p>Council Members cannot be afforded greater benefits than are provided to the highest level of non-safety employee.</p> <p>Reimbursement is allowed for actual and necessary expenses incurred in performance of duties.</p>	<p>The California Constitution grants plenary authority to charter cities to provide for compensation of officers and employees. May establish unique salaries, benefits and expense reimbursements.</p> <p>Note that the Government Code purports to limit Council Member benefits to those provided to the highest level of non-safety employee. This provision has not been considered by any court to date, but is likely inapplicable where a contrary charter provision exists, since Council Member benefits are most likely a municipal concern.</p> <p><b><u>Committee Recommendation:</u></b> <b>Establish a "Mayor and Council Salary Setting Advisory Committee" to make recommendations regarding Mayor and Council salaries.</b></p>
<p><b>Retirement:</b> Member of the California Public Employees Retirement System (CalPERS) and governed by the Public Employees Retirement Law (PERL).</p>	<p>If city is a member of the California Public Employees Retirement System (CalPERS), city is then governed by the Public Employees Retirement Law (PERL).</p>	<p>If city is a member of the California Public Employees Retirement System (CalPERS), city is then governed by the Public Employees Retirement Law (PERL).</p> <p>Charters may provide for retirement benefits including pension plans.</p>
<p><b>Personnel Matters:</b> City Manager acts as Personnel Officer in accordance with the Municipal Code.</p> <p>Recruitment, selection, classification, advancement, discipline (suspension, discharge) and retirement is managed by the Human Resources Department.</p>	<p>May establish a personnel system, merit system, or civil service system for the selection, employment, classification, advancement, suspension, discharge, and retirement of appointive officers and employees in accordance with Government Code requirements.</p>	<p>May establish unique standards, requirements, procedures, and terms and conditions of employment for the selection, employment, classification, advancement, suspension, discharge, and retirement of appointive officers and employees, in accordance with non-discrimination laws.</p>

***Civil Service – Public Employment***  
*Continued*

SANTÉE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Personnel Matters (continued):</b></p> <p>Meyers-Milias-Brown Act is applicable (labor-management relationships).</p> <p>Comply with all state and federal employment laws.</p>	<p>May appoint a civil service commission or personnel officer to delegate powers and duties as deemed advisable.</p> <p>Meyers-Milias-Brown Act is applicable (labor-management relationships).</p>	<p>May appoint a civil service commission or personnel officer to delegate powers and duties as deemed advisable.</p> <p>Meyers-Milias-Brown Act is applicable (labor-management relationships).</p>

## *Public Works – Construction*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<b>Contracting Services:</b> Authority to enter into contracts to carry out necessary functions, including those expressly granted and those implied by necessity.	Authority to enter into contracts to carry out necessary functions, including those expressly granted and those implied by necessity.	Full authority to contract consistent with charter. May designate mode and method of contracting for services or public works. Charter city may transfer some of its functions to the county.
<b>Payment of Prevailing Wages:</b> Must pay prevailing wages on public works projects over \$1,000.	<p>Generally, prevailing wages must be paid on public works projects over \$1,000.</p> <p>Higher thresholds apply if city has adopted a special labor compliance program. In this case, prevailing wages must be paid on:</p> <ul style="list-style-type: none"> <li>• Public works projects of \$25,000 or more involving construction work.</li> <li>• Public works projects of \$15,000 or more when work is for demolition, repair, alteration or maintenance.</li> </ul>	<p>Not required to pay prevailing wage as long as the project is a municipal affair, and not of state concern, nor is it funded by state or federal grants.</p> <p>However, the growing trend from courts and the Legislature is to expand prevailing wage requirements to charter cities, which argues that prevailing wages are a matter of statewide concern. The City of Vista was sued almost immediately after its recent adoption of a charter exempting it from prevailing wage requirements.</p> <p><b><u>Committee Recommendation:</u></b></p> <p><b>Abide by general law prevailing wage guidelines but with authority to amend the prevailing wage threshold by 4/5ths vote of the Council.</b></p> <p><b>For example, by a 4/5ths vote the City Council could modify the prevailing wage requirement on a public works project such that it would only apply if the cost were above \$50,000 (versus the current \$25,000 threshold).</b></p>

## *Public Works – Construction*

### *Continued*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Public Contracts / Competitive Bidding:</b> Competitive bidding required for public works contracts over \$5,000. Must award contracts to the lowest responsible bidder.</p> <p>Design-Build contracts are not permitted.</p> <p>Contracts for professional services are not subject to competitive bidding.</p>	<p>Competitive bidding required for public works contracts over \$5,000. Contracts must be awarded to the lowest responsible bidder.</p> <p>If city elects to subject itself to uniform construction accounting procedures, less formal procedures may be available for contracts less than \$100,000.</p> <p>Generally, Design-Build contracts are not permitted.</p> <p>Contracts for professional services are not subject to competitive bidding.</p>	<p>Not required to comply with competitive bidding statutes. The Public Contracts Code applies in the absence of an express exemption, a charter provision, or an ordinance to the contrary.</p> <p>May use own forces to negotiate contracts, or other means not authorized in the Public Contracts Code.</p> <p>Design-Build contracting is available if authorized by charter or by local ordinance.</p>
<p><b>Public Utilities/Franchises:</b> Do not currently own or operate a municipal utility for water, sewer or energy/electric power.</p>	<p>May establish, purchase and operate public works to furnish its inhabitants with electric power.</p> <p>May own and operate utilities, water, sewer and energy.</p> <p>May grant franchises to persons or corporations seeking to use city streets to furnish light, water, power, heat, or transportation services in the city.</p> <p>Telephone and cable franchises are no longer authorized by law, as Digital Infrastructure and Video Competition Act of 2006 preempts local cable franchise powers.</p> <p>Franchises may be granted through a bidding process under the Broughton Act, or without a bidding process under the Franchise Act of 1937. The total percentage franchise fee a city can collect is limited to two percent under both acts.</p>	<p>May establish, purchase and operate public works to furnish its inhabitants with electric power.</p> <p>May own and operate utilities, water, sewer and energy.</p> <p>May establish conditions and regulations on the granting of franchises to use city streets to person or corporations seeking to furnish light, water, power, heat or transportation services in the city.</p> <p>Telephone and cable franchises are no longer authorized by law, as Digital Infrastructure and Video Competition Act of 2006 preempts local cable franchise powers.</p> <p>With the exception of oil pipeline fees (see below), the Broughton Act and 1937 Act franchise fee restrictions are not applicable; may set fees in excess of the two percent limit.</p>



***Public Works – Construction***  
*Continued*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Contracting for County Services:</b> Currently contract with the County for law enforcement services.</p>	<p>By ordinance, may authorize contracting with the county for the performance of city services; initial term may be no more than 5 years.</p>	<p>Charter or ordinance may authorize contracting with the county for the performance of city services; initial term may be no more than 5 years.</p> <p>Because charter cities can collect taxes, they are expressly authorized to contract with the county for tax assessment and equalization services.</p>
<p><b>Payment Procedures:</b> Follows payment procedures mandated by state law.</p>	<p>A general law city may pay for contract services after such demands are audited in the manner prescribed by ordinance or resolution. Such payments must be approved by the city council. Warrants or checks drawn in payment of demands certified or approved by the city clerk (or director of finance if the city has one) as conforming to a budget approved by ordinance or resolution of the legislative body need not be audited by the legislative body prior to payment.</p> <p>The city treasurer is authorized to pay out money only on warrants signed by the legally designated person.</p>	<p>Payment of money for services rendered has historically been a municipal affair and charter cities may adopt their own payment procedures.</p>
<p><b>Restrictions on Contractor Eligibility:</b> Currently, no local preferences or other type of preference.</p>	<p>Local preferences are permitted if the city council can legitimately find that local firms are disadvantaged because doing business within the city limits is more expensive than doing business outside the city.</p>	<p>May adopt, by ordinance or charter, a wide variety of policy-based eligibility and other requirements on city contractors. For example: local preference, affirmative action-based preferences, requirement to pay living wages to all of the contractor's employees, requirement to pay domestic benefits for all of the contractor's employees.</p>

## *Taxation & Finance*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Finance and Taxing Power:</b></p> <p>May impose the same kinds of taxes and assessments as charter cities. Imposition of taxes and assessments are subject to Proposition 218.</p> <p>Assessment districts currently formed for landscaping and lighting.</p> <p>Currently impose business license fees on Santee businesses for regulatory purposes (\$25/year).</p>	<p>May impose the same kinds of taxes and assessments as charter cities. Imposition of taxes and assessments are subject to Proposition 218.</p> <p>Examples of common forms used in assessment district financing include:</p> <ul style="list-style-type: none"> <li>• Improvement Act of 1911</li> <li>• Municipal Improvement Act of 1913</li> <li>• Improvement Bond Act of 1915</li> <li>• Landscaping and Lighting Act of 1972</li> <li>• Benefit Assessment Act of 1982</li> </ul> <p>May impose business license taxes for regulatory purposes, revenue purposes, or both.</p> <p>May not impose real property transfer tax. But, may have authority to impose documentary transfer taxes under certain circumstances.</p>	<p>Have broader assessment powers than a general law city, as well as taxation power as determined on a case-by-case basis. Imposition of taxes and assessments are subject to Proposition 218.</p> <p>May enact procedural ordinances for assessment district formation and financing.</p> <p>May impose business license taxes for any purpose unless limited by state or federal constitutions, or city charter.</p> <p>May impose real property transfer tax.</p>
<p><b>Penalties &amp; Cost Recovery:</b></p> <p>May impose fines, penalties and forfeitures with a fine not exceeding \$1,000.</p> <p>Example – most recent Council action, by ordinance, established administrative citations and fees for violations of the Santee Municipal Code.</p>	<p>May impose fines, penalties and forfeitures with a fine not exceeding \$1,000.</p>	<p>May enact an ordinance providing for different penalties. May determine maximum limit for penalties.</p>

## *Taxation & Finance*

### *Continued*

<p><b>Property Tax, Appropriations and Bond/Debt Limits:</b></p> <p>Subject to all Constitutional limitations on property taxes, appropriations, and bond/debt.</p> <p>Prohibited from making any gift of public funds.</p>	<p>Property Tax Limit - maximum amount of any ad valorem tax on real property may not exceed 1% of value.</p> <p>Appropriations Limit - amount of tax revenues city may appropriate each year is limited by the "Gann Limit."</p> <p>Debt Limit - may not incur debt or liability payable during a single year that exceeds the income and revenue provided for such year, except with consent of 2/3 of voters (excludes items payable from special funds).</p> <p>Gift of public funds - a city may not make any gift of money or other thing of value to any individual, municipal, or other corporation. Expenditures for a public purpose are not gifts.</p>	<p>Subject to the same constitutional restraints as a general law city.</p> <p>However, a charter city may make contributions of public funds, unless the charter itself prohibits this action.</p> <p><b><u>Committee Recommendation:</u></b></p> <p><b>Include a provision in the City Charter prohibiting the gift of public funds consistent with the state constitution.</b></p>
<p><b>Franchise Fees</b></p> <p>May not receive franchise fees for electric, telephone, gas, and oil facilities exceeding 2% of revenues. May not receive cable franchise fee exceeding 5% of revenues.</p>	<p>The Broughton Act and the Franchise Act of 1937 limit franchise fees for electric and telephone poles and wires, and gas and oil pipelines to 2% of the franchise's gross annual receipts arising from its use of the franchise.</p> <p>Cable franchise fees (for both local and statewide franchisees) are limited to 5%.</p>	<p>With the exception of oil pipelines, the Broughton Act and the Franchise Act of 1937 do not apply to charter cities. Charter cities may set franchise fees in excess of the two percent limit.</p> <p>However, the limitations on cable franchise fees appear to apply to charter cities.</p>

## *General Governance*

SANTEE-CURRENT PRACTICE	GENERAL LAW OPTIONS	CHARTER OPTIONS
<p><b>Powers of City:</b></p> <p>Bound by the state’s general law, regardless of whether the subject concerns a municipal affair.</p>	<p>Bound by the state’s general law, regardless of whether the subject concerns a municipal affair.</p>	<p>Generally, has authority over “municipal affairs.”</p> <p>The term “municipal affair” is not expressly defined, but has been held to include such areas as:</p> <ul style="list-style-type: none"> <li>• Municipal election matters</li> <li>• Land use and zoning (with some exceptions)</li> <li>• Municipal contracting</li> </ul>
<p><b>Form of Government / Duties of Mayor, Council &amp; Manager:</b></p> <p>“Council-Manager” form of government, also known as a “City Manager” form of government.</p> <p>Council appoints City Manager and may remove Manager from office with majority vote. City Manager serves the Council and is responsible for managing the day-to-day operations of the City and implementing the policies adopted by Council.</p>	<p>State law describes a city’s form of government (i.e. a city council of at least five members, a city clerk, city treasurer, fire chief, police chief, and any other subordinate officers or employees as required by law).</p> <p>Absent formal action by a city council, the council retains authority over the management of a city.</p> <p>State law also authorizes an alternate “City Manager” form of government.</p>	<p>Can provide for any form of government, including the “Strong Mayor” and “City Manager” forms of government.</p> <p>May impose additional limitations on the right to hold office, such as term limits.</p>
<p><b>Boards and Commissions:</b></p> <p>May create by ordinance, boards and commissions, and establish specific powers and duties to advise or assist the Mayor, Council or City Manager.</p> <p>Current Santee Boards and Commissions: 1) Community Oriented Policing Committee; 2) Human Relations Advisory Board; 3) Library Committee; 4) Santee Manufactured Home Fair Practices Commission; 5) Santee Park and Recreation Committee (SPARC).</p>	<p>May create by ordinance, boards and commissions, and establish specific powers and duties to advise or assist the Mayor, Council or City Manager.</p>	<p>May create by ordinance, boards and commissions, and establish specific powers and duties to advise or assist the Mayor, Council or City Manager.</p>

**MEETING DATE** February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE** 2007 EMPLOYEE SERVICE AWARDS

**DIRECTOR/DEPARTMENT** Keith Till, City Manager

**SUMMARY**

Twenty-four employees were honored for their years of public service to the City of Santee at the 10<sup>th</sup> Annual Service Awards Ceremony held on February 14<sup>th</sup>. The employees honored represent a combined total of 260 years of service. On behalf of the City Council and all City staff, I would like to acknowledge and recognize the following employees with sincere appreciation for their commitment and dedication to our organization and community:

**25 Years**

David Miller  
*Fire Department*

**20 Years**

Judy Enriquez  
*City Manager's Office*

Bruce Fearon  
*Fire Department*

Brad Peterson  
*Fire Department*

Mike Poppe  
*Community Services*

Edward Ruiz  
*Community Services*

**15 Years**

Tryntje Young  
*Fire Department*

John Sengebusch  
*Fire Department*

**10 Years**  
Tony Hurst  
*Community Services*

Christina Miller  
*Finance*

Julie Procopio  
*Development Services*

Jan Sherar  
*Finance*

Tim Stuber  
*Fire Department*

**5 Years**

Karen Ashwill  
*Finance*

Aaron Bagley  
*Fire Department*

Phillip Brown  
*Community Services*

John Coates  
*Community Services*

Carol Davidson  
*Development Services*

Tom Hooper  
*Community Services*

Ashley Kite  
*Human Resources*

Tim MacInnes  
*Fire Administration*

Catherine Miller  
*Fire Administration*

Trevin Montgomery  
*Fire Department*

Linda Troyan  
*City Clerk*

**FINANCIAL STATEMENT**

N/A

**RECOMMENDATION**

Recognize individuals for years of service.

**ATTACHMENTS (Listed Below)**

None

**MEETING DATE**      February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE**              **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
FINDING BENEFIT IN THE APPROPRIATION OF LOW AND  
MODERATE-INCOME HOUSING FUNDS TO THE HOME OF GUIDING  
HANDS CORPORTION FOR IMPROVEMENTS OUTSIDE OF THE  
REDEVELOPMENT PROJECT AREA**

**DIRECTOR/DEPARTMENT**              Keith Till, City Manager

**SUMMARY**

On February 13, 2008, the City Council received a request from the Home of Guiding Hands Corporation for an allocation of Community Development Block Grant (CDBG) funding. Activities for which funding was requested included physical improvements to six group homes operated by the Home of Guiding Hands Corporation within the City of Santee. Improvements proposed would result in greater energy efficiency, functionality, access for disabled persons, and exterior beautification.

After discussion of the request for CDBG funding, the City Council directed the City Manager to prepare for consideration by the Community Development Commission an appropriation of Redevelopment Low and Moderate-Income Housing Funds in the amount of \$33,500 for the improvements proposed by the Home of Guiding Hands Corporation.

Because the improvements contemplated are not limited to properties within the boundaries of the Redevelopment Project Area, California Community Redevelopment Law (Section 33334.2(g)(1)) requires that a finding be adopted by resolutions of both the Agency (Community Development Commission) and legislative body (City Council) that the use will be of benefit to the redevelopment project.

**FINANCIAL STATEMENT**

Sufficient (Low and Moderate-Income) Housing Fund reserves are available for this appropriation.

**RECOMMENDATION**

Adopt the resolution.

**ATTACHMENTS (Listed Below)**

1. Resolution

RESOLUTION NO. CC \_\_\_\_\_

**RESOLUTION OF THE SANTEE CITY COUNCIL  
FINDING THAT THE USE OF THE LOW AND MODERATE  
INCOME HOUSING FUND FOR SERVICES PROVIDED OUTSIDE  
THE SANTEE COMMUNITY REDEVELOPMENT PROJECT AREA BY THE HOME OF  
GUIDING HANDS CORPORATION WILL BE OF BENEFIT TO THE PROJECT AREA**

**WHEREAS**, Section 33334.2(a) of the California Community Redevelopment Law requires not less than 20 percent (“Set-Aside”) of all taxes allocated to the Community Development Commission from the Santee Redevelopment Project Area (“Project Area”) to be used by the Commission for the purpose of improving, increasing and preserving the community's supply of low and moderate income housing available at affordable housing cost, unless certain findings are made; and

**WHEREAS**, Section 33331 of the California Community Redevelopment Law requires that the Redevelopment Plan comply with the City's General Plan, of which a Housing Element is a required component; and

**WHEREAS**, the City of Santee's Housing Element identifies Special Needs populations defined as segments of the general population observed to have greater difficulty in finding affordable housing; and

**WHEREAS**, among Special Needs populations are persons with sensory, physical, mental, self-care go-outside-home, and employment disabilities; and

**WHEREAS**, according to the United States Census of 2000, 1,987 residents of the City of Santee reported mental disability; and

**WHEREAS**, the Home of Guiding Hands Corporation provides housing and training for persons with development disabilities (including mental retardation, autism, cerebral palsy, epilepsy) and related physical disabilities in six group homes located within the City of Santee but outside the Project Area; and

**WHEREAS**, all client-residents in homes operated by the Home of Guiding Hands Corporation are very-low income; and

**WHEREAS**, the Home of Guiding Hands Corporation requests assistance from the Community Development Commission to be used for physical improvements to the six homes operated in the City of Santee resulting in greater energy efficiency, functionality, access for disabled persons, and exterior beautification; and

**WHEREAS**, Section 33334.2(g) of the Health and Safety Code provides that the Commission may use Low and Moderate-Income Housing funds outside the Redevelopment Project Area

subject to a finding by resolution of the Commission and the City Council that such use will be of benefit to the Project Area.

**NOW, THEREFORE, BE IT RESOLVED** by the Santee City Council as follows:

1. The Santee City Council hereby finds and determines as follows:

a. That the use Set-Aside funds outside the Project Area to pay for the costs of physical improvements to the six homes operated in the City of Santee by the Home of Guiding Hands Corporation, resulting in greater energy efficiency, functionality, access for disabled persons, and exterior beautification, will benefit the Project Area by improving, increasing and preserving the community's supply of low and moderate income housing available at affordable costs outside the Project Area and within the City of Santee.

b. That the use of Set-Aside funds to pay for the costs of such improvements to the six homes owned by the Home of Guiding Hands Corporation within the City of Santee is therefore authorized by the City Council of the City of Santee.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 27th day of February, 2008, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

APPROVED:

\_\_\_\_\_  
RANDY VOEPEL, MAYOR

ATTEST:

\_\_\_\_\_  
LINDA A. TROYAN, MMC, CLERK



**MEETING DATE**      February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE**            **RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT  
COMMISSION FINDING BENEFIT IN THE APPROPRIATION OF LOW  
AND MODERATE-INCOME HOUSING FUNDS TO THE HOME OF  
GUIDING HANDS CORPORATION FOR IMPROVEMENTS OUTSIDE OF  
THE REDEVELOPMENT PROJECT AREA**

**DIRECTOR/DEPARTMENT**            Keith Till, Executive Director

**SUMMARY**

On February 13, 2008, the City Council received a request from the Home of Guiding Hands Corporation for an allocation of Community Development Block Grant (CDBG) funding. Activities for which funding was requested included physical improvements to six group homes operated by the Home of Guiding Hands Corporation within the City of Santee. Improvements proposed would result in greater energy efficiency, functionality, access for disabled persons, and exterior beautification.

After discussion of the request for CDBG funding, the City Council directed the City Manager to prepare for consideration by the Community Development Commission an appropriation of Redevelopment Low and Moderate-Income Housing Funds in the amount of \$33,500 for the improvements proposed by the Home of Guiding Hands Corporation.

Because the improvements contemplated are not limited to properties within the boundaries of the Redevelopment Project Area, California Community Redevelopment Law (Section 33334.2(g)(1)) requires that a finding be adopted by resolutions of both the Agency (Community Development Commission) and legislative body (City Council) that the use will be of benefit to the redevelopment project.

**FINANCIAL STATEMENT**

Sufficient (Low and Moderate-Income) Housing Fund reserves are available for this appropriation.

**RECOMMENDATION**

Adopt the resolution.

**ATTACHMENTS (Listed Below)**

1. Resolution

RESOLUTION NO. CDC \_\_\_\_\_

**RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT  
COMMISSION FINDING THAT THE USE OF THE LOW AND MODERATE  
INCOME HOUSING FUND FOR SERVICES PROVIDED OUTSIDE  
THE SANTEE COMMUNITY REDEVELOPMENT PROJECT AREA BY THE HOME OF  
GUIDING HANDS CORPORATION WILL BE OF BENEFIT TO THE PROJECT AREA**

**WHEREAS**, Section 33334.2(a) of the California Community Redevelopment Law requires not less than 20 percent (“Set-Aside”) of all taxes allocated to the Community Development Commission from the Santee Redevelopment Project Area (“Project Area”) to be used by the Commission for the purpose of improving, increasing and preserving the community's supply of low and moderate income housing available at affordable housing cost, unless certain findings are made; and

**WHEREAS**, Section 33331 of the California Community Redevelopment Law requires that the Redevelopment Plan comply with the City's General Plan, of which a Housing Element is a required component; and

**WHEREAS**, the City of Santee's Housing Element identifies Special Needs populations defined as segments of the general population observed to have greater difficulty in finding affordable housing; and

**WHEREAS**, among Special Needs populations are persons with sensory, physical, mental, self-care go-outside-home, and employment disabilities; and

**WHEREAS**, according to the United States Census of 2000, 1,987 residents of the City of Santee reported mental disability; and

**WHEREAS**, the Home of Guiding Hands Corporation provides housing and training for persons with development disabilities (including mental retardation, autism, cerebral palsy, epilepsy) and related physical disabilities in six group homes located within the City of Santee but outside the Project Area; and

**WHEREAS**, all client-residents in homes operated by the Home of Guiding Hands Corporation are very-low income; and

**WHEREAS**, the Home of Guiding Hands Corporation requests assistance from the Community Development Commission to be used for physical improvements to the six homes operated in the City of Santee resulting in greater energy efficiency, functionality, access for disabled persons, and exterior beautification; and

**WHEREAS**, Section 33334.2(g) of the Health and Safety Code provides that the Commission may use Low and Moderate-Income Housing funds outside the Redevelopment Project Area

subject to a finding by resolution of the Commission and the City Council that such use will be of benefit to the Project Area.

**NOW, THEREFORE, BE IT RESOLVED** by the Santee Community Development Commission as follows:

1. The Santee Community Redevelopment Commission hereby finds and determines as follows:

a. That the use Set-Aside funds outside the Project Area to pay for the costs of physical improvements to the six homes operated in the City of Santee by the Home of Guiding Hands Corporation, resulting in greater energy efficiency, functionality, access for disabled persons, and exterior beautification, will benefit the Project Area by improving, increasing and preserving the community's supply of low and moderate income housing available at affordable costs outside the Project Area and within the City of Santee.

b. That the use of Set-Aside funds to pay for the costs of such improvements to the six homes owned by the Home of Guiding Hands Corporation within the City of Santee is therefore authorized by the Community Development Commission of the City of Santee.

**ADOPTED** by the Community Development Commission of the City of Santee, California, at a regular meeting thereof held this 27th day of February, 2008, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

APPROVED:

\_\_\_\_\_  
RANDY VOEPEL, CHAIRMAN

ATTEST:

\_\_\_\_\_  
LINDA A. TROYAN, MMC, SECRETARY

**MEETING DATE**     February 27, 2008

**AGENDA ITEM NO.**

**ITEM TITLE**            **RESOLUTION ESTABLISHING A COMMERCIAL PROPERTY  
REHABILITATION PROGRAM AND APPROPRIATION OF  
FUNDS**

**DIRECTOR/DEPARTMENT**            Keith Till, Executive Director

**SUMMARY**

On November 14, 2007, the Community Development Commission received a presentation on the potential benefits of establishing a Commercial Property Rehabilitation Program to address blighting influences within the Project Area. At the conclusion of the presentation, the Commission directed staff to solicit input from owners and tenants of commercial property within the Redevelopment Project Area on the terms of the proposed Commercial Property Rehabilitation Program. Staff was asked to return with a report on feedback received.

Based on the generally positive response from those that agreed to review and comment on the proposed program, staff believes that a number of property owners and tenants would participate in the program if established and invest in their commercial property. The number of interested potential participants would be expected to grow as the community becomes familiar with the benefits of the program.

**FINANCIAL STATEMENT**

Sufficient Redevelopment Fund reserves are available for the appropriation of \$100,000 in Fiscal Year 2007-08. An allocation of \$300,000 in Fiscal Year 2008-09 would represent a commitment of 26% of unallocated annual project fund revenues. The appropriation of \$300,000 would be included with the FY 2008-09 budget amendments that will be brought forward to the City Council and Community Development Commission in June, 2008.

**RECOMMENDATION**

Adopt the resolution.

**ATTACHMENTS (Listed Below)**

1. Resolution

## **STAFF REPORT**

### **COMMUNITY DEVELOPMENT COMMISSION MEETING OF FEBRUARY 27, 2008**

#### **A. BACKGROUND**

On November 14, 2007, the Community Development Commission received a presentation on the potential benefits of establishing a Commercial Property Rehabilitation Program to address blighting influences within the Project Area. At the conclusion of the presentation, the Commission directed staff to solicit input from owners and tenants of commercial property within the Redevelopment Project Area on the terms of the proposed Commercial Property Rehabilitation Program. Staff was asked to return with a report on feedback received.

#### **B. ANALYSIS**

A windshield survey of properties likely to meet the criteria of the proposed program was conducted. Eight representative properties exhibiting a variety of characteristics relevant to the program were selected for contact. Staff was successful in discussing the program in person or by telephone with representatives of six of the eight properties. Of these, four ultimately reviewed the draft program guidelines and provided feedback. Three of the four respondents expressed a belief that the program would be a benefit to property owners and the community in general. No revisions were proposed. The fourth respondent, owner of a building dating to 1914, expressed reluctance to participate in a municipally-sponsored program. In particular, the owner noted concern that improvements to the exterior of the building might trigger a requirement to undertake costly improvements to the interior to achieve compliance with the Americans with Disabilities Act or other codes.

Based on the generally positive response from those that agreed to review and comment on the proposed program, staff believes that a number of property owners and tenants would participate in the program if established and invest in their commercial property. The number of interested potential participants would be expected to grow as the community becomes familiar with the benefits of the program.

The fact that several of the contacted owners declined to respond, or expressed apprehension about participating in such a program, suggests that the inducement of debt forgiveness will be necessary to entice a significant number of property owners to participate.

It is proposed that the CDC allocate Redevelopment funds in the amount of \$100,000 in Fiscal Year 2007-08 and \$300,000 in Fiscal Year 2008-09 for this

program. A total allocation of \$400,000 over this period would be anticipated to fund approximately eight Awning Sign and Paint loans (averaging \$25,000 each) and two Commercial Property Rehabilitation Loans (averaging \$100,000 each). It is recommended that the program be evaluated at the close of Fiscal Year 2008–09 to determine whether there is a continuing need for the CDC to participate in the cost of commercial property improvements and at what level.

A copy of the Commercial Property Rehabilitation Program Policies and Procedures revised to reflect recommendations received from staff reviewers and the City Attorney is attached to the resolution. Revisions are highlighted with strike-out and underline markings.

**C. STAFF RECOMMENDATION**

1. Adopt the resolution

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT  
COMMISSION ESTABLISHING A COMMERCIAL PROPERTY REHABILITATION  
PROGRAM AND  
APPROPRIATING FUNDS FOR SUCH PURPOSE**

**WHEREAS**, the Santee Redevelopment Project was established by Ordinance No. 58 adopted on July 20, 1982; and

**WHEREAS**, the purpose of the Santee Redevelopment Project is the revitalization of the Project Area through, in part, removal of barriers to private investment, including blighting conditions and inadequate public facilities, which could not be accomplished by private enterprise acting along without public participation and assistance; and

**WHEREAS**, the Santee Community Development Commission is authorized to use all the powers provided in the Redevelopment Plan, including financial assistance to private property owners in the rehabilitation of structures and improvements; and

**WHEREAS**, the Commercial Property Rehabilitation Program applies only within the boundaries of the Santee Redevelopment Project; and

**WHEREAS**, the Commercial Property Rehabilitation Program would advance the objectives of the Santee Redevelopment Project by assisting private property owners and tenants in making improvements to properties exhibiting blighting characteristics;

**NOW, THEREFORE BE IT RESOLVED** by the Santee Community Development Commission as follows:

1. The Commission does hereby establish the Commercial Property Rehabilitation Program (Exhibit 1).
2. The Commission does hereby authorize the appropriation of \$100,000 from the unappropriated balance of the CDC Redevelopment Projects Fund for the purpose of providing Commercial Property Rehabilitation Loans.

**ADOPTED** by the Santee Community Development Commission, at a regular meeting thereof held this \_\_\_\_th day of \_\_\_\_\_, 2008, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

APPROVED:

RANDY VOEPEL, CHAIRMAN

ATTEST:

LINDA A. TROYAN, MMC, SECRETARY

Attachments

Exhibit 1: Commercial Property Rehabilitation Program Policies and Procedures



Exhibit 1

**DRAFT**

**Commercial Property Rehabilitation Program  
Policies and Procedures**

**City of Santee**

|  
February, 2008

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## **INTRODUCTION**

The Commercial Property Rehabilitation Program (the "Program") is designed to help improve the physical appearance of individual businesses along the commercial corridors and in neighborhood business districts of the Santee Redevelopment Project Area ("Project Area"). It is part of the implementation of the economic revitalization goals of the Redevelopment Plan for the Santee Community Redevelopment Project, and directly serves to remove conditions of blight as documented in that plan. Enhancement of the appearance and functionality of the city's stock of commercial structures is encouraged in order to increase economic activity and property values.

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**Exhibits**

Exhibit A:	Application Form
Exhibit B:	Architect Selection Guidelines
Exhibit C:	Application Completeness Checklist
Exhibit D:	Contractor Selection Guidelines
Exhibit E:	Loan Closing Checklist
Exhibit F:	Loan Servicing and Monitoring Checklist

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## **Section I: PROGRAM COMPONENTS**

Subject to the availability of program funds, commercial property owners and tenants interested in improving their facilities may qualify for one or more of the following forms of assistance.

### **A. Architectural Assistance**

Architectural design services valued at up to \$10,000, including cost estimates, construction documents and permits, will be provided through grant assistance.

### **B. Awning, Sign & Paint Program**

Forgivable loans of up to \$25,000 to approved property owners or tenants can be used for projects of limited scope, including the painting of building exteriors, adding or repairing business signs and awnings.

### **C. Commercial Property Improvement Program**

Forgivable loans of up to \$100,000 to property owners (up to \$40,000 to non-owner tenants) for more extensive property rehabilitation projects.

### **C. Public Area Improvement Program**

Forgivable loans of up to \$20,000 for public area and landscape improvements.

## **Section II: ELIGIBILITY**

### **A. Eligible Area**

The area served by the Commercial Property Rehabilitation Program shall be within the Santee Redevelopment Project Area, with an emphasis on property with access on Mission Gorge Road.

### **B. Eligible Applicants**

(1) **Property Owners:** Applications may be submitted by the property owner. Applications for the Commercial Property Improvement Program Loan submitted by owners of multi-tenant properties must include signatures indicating support for the rehabilitation project by two thirds of the property tenants. Real Estate Investment Trusts, Delaware Statutory Trusts, and Tenants-in-Common entities are not eligible to receive funding under this program

(2) **Lessees:** With the written approval of the property owner, an authorized representative of a lessee may apply for funding under the Commercial Property Rehabilitation Program. Written consent may be either in the form of a lease indicating the lessee's responsibility for property renovation or documentation of the property owner's agreement to the proposed rehabilitation.

- (a) Lease holders must document that the remaining lease term will match or exceed the term of the loan sought at the time of loan issuance.
- (b) If a lessee is accepted to the program, the property owner will be required to co-sign a Maintenance Agreement.
- (c) In the case of the Commercial Property Improvement Program Loan, the owner will be required to acknowledge that the loan will be secured by a lien on the property (i.e. leasehold interest).

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- (d) Applications for the Commercial Property Improvement Program Loan submitted by master lessees of multi-tenant properties must include signatures indicating support for the rehabilitation project by two thirds of the property sub-lessees.
- (e) Loans to commercial tenants are associated with a single business address. However, master lessees may obtain a single loan for the entire leasehold area. Individual tenants in a commercial center should note that the prioritization criteria favor projects that will make a significant impact visible from the public right-of-way. Interior tenants may wish to solicit interest from the property owner or other tenants to design a comprehensive program of improvements.
- (3) Vacant Units: Subject to CDC discretion, a vacant building or ground floor tenant space may be considered for assistance if there is a signed lease or the owner agrees to submit a marketing program to lease the building or space within a specified period of time.
- (4) No program loans will be made which are in conflict with California Political Reform Act (Gov't Code § 81000 et seq).
- (5) No member of the governing body, review committee, or any other official, employee, or agent of the City who exercises decision-making functions or responsibilities in connection with the implementation of this program is eligible for financial assistance under this program.
- (6) Applicants shall not be disqualified based on age, race, religion, color, handicap, sex, physical condition, development disability, sexual orientation or national origin.

**C. Ineligible Businesses**

The following businesses are ineligible to participate in the program: gun stores, liquor stores, adult entertainment enterprises, massage parlors, cigarette stores, video game and gambling establishments, auto dealership sites greater than one acre, and commercial buildings larger than 50,000 square feet in total.

**D. Eligible Activities**

Program loans shall be available to eligible applicants for the following activities:

- (1) Awning, Sign and Paint Program Loans: Improvements to commercial structures including, but not limited to: painting, awnings, windows, doors, landscaping, fencing, lighting and signs. Up to twenty five percent (25%) of the project budget may be allocated to interior improvements that address code deficiencies; improve accessibility; or improve energy efficiency (including the conversion or upgrade of utilities, lighting and HVAC systems).
- (2) Commercial Property Improvement Program Loans: In addition to those improvements permitted under the Awning, Sign and Paint Program loan, loan proceeds may be used to perform more substantial improvements to commercial structures and premises including, but not limited to: replace/remove false facades, modify/reinforce parapets, improve ingress/egress, establish plaza-to-plaza linkages, improve pedestrian circulation and perform other work yielding aesthetic and functional improvements. Up to twenty five percent (25%) of the project budget may be allocated to interior improvements that address code deficiencies; improve accessibility; or improve energy efficiency (including the conversion or upgrade of utilities, lighting and HVAC systems).
- (3) Public Area Improvement Program Loans: Loan proceeds may be used to Improve commercial premises and public right-of-ways including, but not limited to: street tree planting, enhanced paving, decorative lighting, sidewalk/driveway installation and repair, and installation of transit-facilitating amenities such as bus shelters. The Public Area Improvement Loan must be

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executed in connection with a Commercial Property Improvement Program or Awning, Sign and Paint Program loan. Landscape construction will be scheduled to coincide with or immediately follow construction of structure improvements.

(4) All work must be in accordance with the City of Santee Zoning Ordinance and Uniform Building, Plumbing, Electrical and Mechanical Codes as applicable. All required permits must be obtained.

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**Deleted:** Work must include the correction of any known exterior building code violations.

#### E. Ineligible Activities/Properties

Program loans shall not be available for the following:

- (1) Expansion and other new construction.
- (2) Property acquisition.
- (3) Working capital, advertising, training, start-up costs, cash for operating expenses, etc.
- (4) Work in progress or performed prior to project approval.
- (5) Signage costs in excess of:
  - (a) 50 percent of the total project budget of an Awning, Sign and Paint Program project
  - (b) 15 percent of the budget of a Commercial Property Improvement Program project.
- (6) Tax-delinquent properties or businesses
- (7) Special-assessment-delinquent properties.
- (8) Property subject to litigation.
- (9) Property in condemnation or receivership.
- (10) Property owned by religious groups.
- (11) Exclusively residential buildings.

**Deleted:** (12) Property considered non-conforming with respect to the City's Zoning Ordinance.¶

### Section III: APPLICATION PROCEDURES

#### A. Application Materials

Application materials will be maintained and available in hard copy at 10601 Magnolia Avenue or on the City's website at [www.ci.santee.ca.us](http://www.ci.santee.ca.us).

#### B. Pre-application Conference

Prior to submitting an application, the applicant shall meet with CDC staff to discuss the program features and terms.

#### C. Application Submittal

Prospective program participants must submit a complete application on a form provided by the CDC (Exhibit A). Applications may be submitted at any time during the effectiveness of the program. Applications will be reviewed for completeness and to verify that the proposed project meets the minimum requirements for eligibility. If the application is not complete, the applicant will be informed of the deficiencies. All financial information will be kept in a secured place with limited access by authorized personnel only.

The application must include the following information.

(1) Business Information. A written description of the business, including the following:

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- (a) Property owner information
- (b) A brief history of the existing or proposed business.
- (c) Two years of financial history including income tax returns, profit & loss statements, balance statements and cash flow statements.

(2) Project Description. A description of each of the project components.

(3) Project Budget. A preliminary budget is required at the time of the initial application. A final budget based on the bid submitted by the selected contractor is required prior to formal loan approval.

(4) Financial Capacity. Evidence of applicant's ability to make progress payments as required by the project budget and construction contract. The source of private funding readily available to the applicant to cover any costs in excess of the approved project budget shall be specified.

(5) Site Control. Evidence of property ownership or leasehold interest of 5 years or greater.

(6) Existing Conditions. Photographs illustrating current condition of building(s) and property. Photos of adjoining properties shall be included.

(7) Draft Contract with Project Architect. Applicants should confirm acceptance by their preferred architect of a standard form of contract developed by the American Institute of Architects (Form B104-2007, B141-1997, or similar). **The contract for architectural services should not be executed prior to preliminary loan approval by the Executive Director.** For funding under the Commercial Property Rehabilitation Program, negotiated architectural fees should not exceed 25% of total direct project costs for Awning, Sign and Paint Program loans or 12% of total direct project costs for Commercial Property Improvement Program loans.

(8) Additional Information. Additional information as may be requested.

**Note:** False or misleading information shall be considered a default of the loan agreement, and may cause the Town to seek remedies as stated in the Loan Agreement.

#### Section IV: PROJECT APPROVAL PROCEDURES

##### A. Phased Approval

Projects will be evaluated and approved in two phases. Preliminary approval will authorize disbursement of architectural assistance funding. All applicants who have received preliminary approval are required to sign a loan agreement meeting all the requirements set forth in Section V below, on forms provided by the CDC, prior to disbursement of architectural assistance funding. Construction funding may be disbursed only upon the CDC's approval of the construction contract (reflecting the content of an approved building permit) and final budget. Loan agreements shall provide that in the event the applicant's proposed project is not approved by the CDC after the applicant has made a good faith effort to resolve CDC concerns respecting plans prepared by the applicant's architect or a proposed construction contract, the loan shall be cancelled and architectural assistance funding shall be forgiven, unless the Executive Director determines that abuse has occurred or no good faith effort was made by the applicant to resolve CDC concerns respecting project plans or a proposed construction contract.

~~Projects will be evaluated and approved in two phases. Preliminary approval will authorize disbursement of architectural assistance funding. Construction funding may be approved only~~

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~~upon the CDC's approval of the construction contract (reflecting the content of an approved building permit) and final budget.~~

**B. Loan Committee Review and Approval**

Applications will be evaluated by a Loan Committee made up of representatives of the Planning, Economic Development and Redevelopment divisions. Authority to approve the recommendation of the Loan Committee is delegated by the CDC Board to the Executive Director.

The Committee shall meet monthly as needed to review and act on loan applications. If the Committee deems that additional information is required before acting on an application, it may postpone action until all necessary information is available to the committee.

Based on the recommendation of the committee, the Executive Director is authorized to increase the maximum grant and loan amounts as follows: \$5,000 for the Architectural Assistance Grant, \$5,000 for the Awning, Sign and Paint Program Loan, and \$20,000 for the Commercial Property Improvement Program loan.

The applicant will be notified in writing of all Committee and Executive Director determinations.

**C. Evaluation Criteria**

The following criteria will be used to evaluate, rank and select project applications for design grants and program loans. Priority will be given to those projects that meet the greatest number of the following project evaluation criteria. Applications will be accepted on a "first come, first served" basis. The CDC may specify "target areas" for funding or allocate funds among the loan programs according to program needs.

(1) Strategic Location. Is the project located where it is highly visible and where it will be a sign of positive change within a particular business district? Examples of high profile locations are major intersections or where the building or storefront has high visibility along the block.

(2) Contribution or Other Positive Actions in the Immediate Area. Are there other signs of positive change in the immediate area of the building or storefront that will be reinforced by the project? Examples of this criterion are projects that reinforce other, independent actions to create positive change including those blocks or portions of blocks adjacent to a recent new building or remodeled building or to a new business, any one of which may attract the attention and interest of people in the area.

(3) Critical Mass. Is the project of a scale or is it part of an overall set of projects that are extensive enough to make a significant statement of positive change within the business district? Examples include a row of storefronts within a large building, or a group of buildings whose owner or owners and tenants propose improvements that are part of an overall, comprehensive design.

(4) Site Utilization. Does the existing building or property represent a reasonable utilization of the development potential of the site? Do the existing structures constitute a community resource? If not, could rehabilitation of existing structures delay more substantial redevelopment of the site? The intent of this criterion is to allocate commercial rehabilitation resources with consideration for the "highest and best use" of the property. Priority will be assigned to the rehabilitation of those existing structures with enduring economic or cultural value.

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(5) Entrepreneurial Business Activity. Is the business innovative and creative and does it have either the potential to attract new business energy or set a new direction for the particular business district?

(6) Historic Properties. For properties over fifty (50) years old, City staff will determine whether proposed improvements comply with historic preservation objectives.

CDC staff will verify income and credit history and will use the evaluation criteria above to assess the competitiveness of an application. All fees connected with the title search, credit check and ordering a preliminary title report will be paid for by the CDC.

**D. Right of Appeal**

An applicant whose request for funds has not been approved may appeal in writing for reconsideration to the Community Development Commission no later than two weeks after written notification.

**Section V: LOAN TERMS**

**A. Type of Loan**

The Commercial Property Rehabilitation Program provides forgivable loans subject to continuing compliance with loan terms and Maintenance Agreements. Architectural Assistance is provided in the form of a grant.

**B. Interest Rate**

The interest rate for all loans will be 3% simple interest. Interest will begin to accrue one month following project completion.

**C. Payment Schedule**

Loan payments (including principal and interest) are deferred during the term of the loan. In the event of default, a repayment schedule will be prepared (see Section VII).

**D. Recipients of Funds**

No work for which reimbursement will be sought may be completed by the owner or relatives of the owner.

**E. Multiple Bids Required**

The applicant will obtain bids from at least two architects and two contractors for the project. Outreach to minority and women-owned businesses are encouraged. Copies of bids obtained will be provided to the CDC.

**E. Payment of Prevailing Wages**

Work funded through the Commercial Property Rehabilitation Program is considered a "Public Work" and subject to the payment of prevailing wages (California Labor Code Sections 1720 et seq and 1770 et seq, as well as California Code of Regulations, Title 8, Section 16000 et seq). The recipient must ensure that all bids solicited and all contracts for work funded through a loan made by the CDC comply fully with Prevailing Wage Laws.

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**F. Indemnity**

The recipient shall commit to defend, indemnify and hold the City and CDC, including its elected officials, officers, employees and agents, free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure of the loan recipient or its contractors or consultants to comply with Prevailing Wage and other applicable laws.

**G. Security**

Awning, Sign and Paint Program loans will be personally secured and may include liens on the recipients' personal and real property, personal guarantees, UCC's, and/or partial lease assignment. Commercial Property Improvement Program loans shall be secured a recorded deed of trust on real property and UCC-1. The CDC reserves the right to require additional or alternative forms of security as deemed appropriate.

**H. Due on Sale, Transfer, Default or Refinancing**

If the property is sold, transferred, or refinanced prior to the conclusion of the loan term, or if a condition of default is not cured within 30 days of a Notice of Default, the pro-rated balance of the loan, with interest accrued since the beginning of the current fiscal year, will be due in full. The Executive Director is authorized to grant exceptions from this provision on a case-by-case basis.

**I. Maintenance Agreement**

A Maintenance Agreement shall be executed providing for ongoing maintenance of the property and program improvements, including, but not limited to, keeping the property free from litter, graffiti, peeling paint, unkempt landscape, and other unsightly features as determined by the CDC and City of Santee. Business owners are required to ensure that the business is legal and compliant with the requirements of the zone applicable to the property. Tenants should be aware that property owners will be required to acknowledge the terms of the Maintenance Agreement.

**J. Business Association Participation**

Business owners receiving funding through the Commercial Property Rehabilitation Program are required to participate in a local business association or other related organization as it pertains to business development in their area.

**K. Construction Schedule**

Recipients shall initiate construction within 30 days following loan closing and complete construction within 90 days following loan closing. The Executive Director is authorized to extend these time limits by up to 30 days. Failure to comply with the project schedule will constitute a condition of default.

**L. Other Obligations of the Recipient**

In addition to the preceding terms and conditions of the loan, all recipients shall acknowledge and comply with the following:

- (1) Loan proceeds shall be used only to pay for the cost of approved improvements and according to the approved budget.
- (2) All improvements must be in accordance with the City of Santee Zoning Ordinance and all required permits must be obtained.
- (3) The recipient shall be responsible for payment of all costs in excess of the approved budget.

**Deleted:** (3) - Work must include the correction of any known exterior building code violations.¶

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- |                                                                                                                                                                                                                           |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| (4) Recipient shall attend meetings with staff and decisionmakers as requested during the course of application review and approval.                                                                                      | Deleted: 5  |
| (5) All work to be done on the project shall be the sole responsibility of the property owner. The City of Santee and CDC administers the loan program and are not responsible for any work undertaken under the Program. | Deleted: 6  |
| (6) The recipient must obtain lien releases from the contractor upon progress payment and project completion. Copies shall be provided to the CDC with each request for reimbursement.                                    | Deleted: 7  |
| (7) The recipient must sign an Owner Satisfaction Form when the project has been completed to their approval. A copy of the executed form shall be provided to the CDC.                                                   | Deleted: 8  |
| (8) Upon completion of the project, the recipient must submit a letter to the CDC explaining how the project goals as stated in the loan application have been met.                                                       | Deleted: 9  |
| (9) Photographs of the completed project shall be provided to CDC upon completion for the project file.                                                                                                                   | Deleted: 10 |

**Section VI: CLOSING OF THE LOAN**

**A. Closing Schedule and Conditions**

If the loan application is approved by the Executive Director, a date for closing will be set by the CDC. Prior to releasing funds, the following documentation must be in the project file:

- (1) Notice of Award issued by the CDC.
- (2) Executed Loan Agreement.
- (3) Executed Maintenance Agreement.
- (4) Executed Security Instruments (e.g. Promissory Note, Deed of Trust, UCC-1, etc. as deemed applicable by the City Attorney).
- (5) Casualty Insurance binder.
- (6) Proof of term life insurance (as deemed applicable by the City Attorney).
- (7) Evidence of Permits, Licenses, and any other required registrations.
- (8) Design drawings and material specifications.
- (9) Approved project budget.
- (10) Approved form of construction contract (unexecuted).

**Section VII: POST-CLOSING PROCEDURES**

**A. Loan Servicing**

A loan servicing file shall be established and maintained for each loan recipient that includes all written correspondence; a record of important telephone conversations; a list of applicable loan covenants; certificates of insurance for builder's risk, property-casualty, and life, as applicable. The recipient will regularly deliver to the CDC those materials deemed necessary to monitor compliance with the loan terms and conditions, and advise the CDC promptly of any changes in terms and coverages.

Loan servicing files will be maintained in a secure place with access limited to authorized personnel. The City's legal counsel shall be consulted in regard to compliance with state and municipal open records laws.

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**B. Disbursement of Loan Proceeds**

The recipient is responsible for reviewing and approving contractor requests for payment. The recipient is further responsible to make timely payments for approved work. The CDC will reimburse recipient according to the terms of the loan.

When submitting a request for disbursement of loan proceeds, recipient shall provide evidence of program expenditures consistent with the approved project budget. Documentation shall include bills and invoices or receipts for materials, final bills of sale, canceled checks and lien waivers. All documentation shall be reviewed and approved by CDC staff prior to disbursement of loan proceeds.

Requests for reimbursement shall be submitted by the tenth day of the month. Requests received after the tenth day of the month shall be processed for payment during the following month. The request for reimbursement shall (1) identify each item of reimbursable project cost by line item category in the Project Budget separately, (2) aggregate all costs by line item category as set forth in the Project Budget, (3) include a report setting forth the total amount, by line item category from the Project Budget, of all reimbursable project costs set forth in the then-current request for reimbursement and all prior requests for reimbursement approved by the CDC or for which approval is pending, and (4) include a report setting forth the percentage of work, by line item category from the Project Budget, completed as of the date of the current request for reimbursement.

**C. Performance Monitoring**

Each year following project completion, CDC will conduct a site inspection to confirm compliance with the terms of the loan and maintenance agreements.

**D. Partial Loan Forgiveness**

Commercial Property Improvement Program Loans are forgiven (including accrued interest) at a rate of ten percent per year over the ten year term of the loan. Awning, Sign and Paint Program loans are partially forgiven at a rate of twenty percent per year over the five year term of the loan. PAI loans are forgiven according to the schedule for the Commercial Property Improvement Program or Awning, Sign and Paint Program loan with which the PAI loan is associated.

**E. Default**

Conveyance of title to real property which is the subject of a Program Loan shall be a default due to which all outstanding amounts which have not been forgiven pursuant to Section V(D) above as of the date of transfer of title, plus any interest and penalties, shall become due and payable to the CDC immediately upon the date of transfer of title.

Any other default in any term or conditions of a Program Loan or a Maintenance Agreement shall be a default entitling the CDC to issue a Notice of Default to the Loan recipient which shall specify, as follows:

- (a) The specific nature of the default.
- (b) The action required to cure the default.
- (c) A date, not less than thirty (30) days from the date of the notice, by which the default must be cured to avoid foreclosure or other collective action.

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(d) Any penalties incurred as a result of the default.

In the event the default is not cured by the date specified in the Notice of Default, all outstanding amounts which have not been forgiven pursuant to Section V(D) above as of the date of the Notice of Default, plus any interest and penalties, shall become due and payable to the CDC. The Executive Director may, in his sole discretion, offer to negotiate a repayment schedule with the Loan recipient, pursuant to which monthly loan payments will be calculated to amortize the unforgiven remainder of the original loan amount, plus accrued interest, within the remainder of the loan term. The Executive Director is authorized to assess penalties and fees to the loan in the event of delinquency in repayment or violation of an agreed-upon repayment schedule.

~~In the event recipient is determined to be in default on any of the terms and conditions of the loan or Maintenance Agreement, all sums due and owing, including penalties, shall become immediately due and payable. The CDC will issue a written Notice of Default to recipient specify the following:~~

- ~~(a) The specific nature of default.~~
- ~~(b) The action required to cure the default.~~
- ~~(c) A date, not less than thirty (30) days from the date of the notice, by which the default must be cured to avoid foreclosure or other collective action.~~
- ~~(d) Any penalties incurred as a result of the default.~~

~~Upon default, a repayment schedule will be prepared. Monthly loan payments will be calculated to amortize the unforgiven remainder of the original loan amount, plus interest accrued interest during the current fiscal year, within the remainder of the loan term. The Agency Executive Director is authorized to assess penalties and fees to the loan and to negotiate a repayment schedule.~~

**F. Use of Loan Repayments**

Repaid loan funds shall be deposited into the Commercial Property Rehabilitation Program Fund account and used in a manner consistent with the policies and procedures identified in the program manual.

**G. Annual Program Report**

A separate accounting record for each loan shall be kept to account for all funds loaned. The Commercial Property Rehabilitation Program Fund account shall be reviewed on an annual basis and an annual report presented to the Commission by August 31, regarding the use of program funds.

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## Attachment 1

## Exhibit A

**Commercial Property Rehabilitation Loan  
Preliminary Application**

Name of Borrower		Business Name	
Borrower's Mailing Address			
Borrower's Social Security or Federal Tax ID #	<input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> <input type="checkbox"/> LLP <input type="checkbox"/> Partnership <input type="checkbox"/> Sole <input type="checkbox"/> Proprietorship	US Citizen? (If no, Alien Reg. #)	
Borrower's Business Phone	Borrower's Home or Mobile Phone	Borrower's Email	
Identify Major Product or Service	Date Business Established	Property Owner or Tenant?	
Business License Number	Driver's License Number	Date of Birth	

Project Address			Loan Amount Requested
Project Description			
APN #	Land Area (square feet)	Building Square Footage	Street Frontage (in linear feet)

Contact Name (if applicable)	Contact Title	Home or Mobile Phone
Contact's Mailing Address		
Contact's Business Phone	Contact's Home or Mobile Phone	Contact's Email

Bank #1 Name & Branch	Bank Contact	Business Phone
Branch Mailing Address		
Account Number	<input type="checkbox"/> Checking <input type="checkbox"/> IRA <input type="checkbox"/> Savings <input type="checkbox"/> Stocks	Account Balance
Account Number	<input type="checkbox"/> Checking <input type="checkbox"/> IRA <input type="checkbox"/> Savings <input type="checkbox"/> Stocks	Account Balance

Bank #2 Name & Branch	Bank Contact	Business Phone
Branch Mailing Address		
Account Number	<input type="checkbox"/> Checking <input type="checkbox"/> IRA <input type="checkbox"/> Savings <input type="checkbox"/> Stocks	Account Balance
Account Number	<input type="checkbox"/> Checking <input type="checkbox"/> IRA <input type="checkbox"/> Savings <input type="checkbox"/> Stocks	Account Balance

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Have you filed for Bankruptcy or compromised a debt in the last seven (7) years? <input type="checkbox"/> Yes Are you currently involved in a lawsuit or do you have a pending judgment that may impact your ability to repay this loan? <input type="checkbox"/> Yes If you answered yes to either of these questions, please explain: 2008		Page 11
Signature		Date

**Exhibit B**

**Architect Selection**



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The architect is responsible for: preparing all sketches, working drawings and specifications; processing cost estimates; obtaining required permits and monitoring the construction process. All drawings must contain specifications of all material used in the construction of the project. The architect is also required to conduct regular site observations (no less than once a week); prepare field reports; review pay requests and attend progress meetings. Additionally, the architect must be available to answer questions from the contractor and/or CDC.

The Participant's selection of an architect must be based on the following factors:

- Experience in commercial structure design, construction and rehabilitation.
- Proven ability in all phases of project implementation including pre-design planning, schematic design, design development, bidding and construction management.
- Experience in ADA-compliant commercial facility retrofit.
- Technical and practical knowledge necessary to identify cost-efficient solutions.

The Participant will obtain proposals from at least two architects, neither of which may be related to the Participant. The Participant shall be responsible for all payments to the selected architect. The Architect shall enter into a contract with the loan recipient in substantially the same form as the Standard Form of Agreement Between Owner and Architect for a Project of Limited Scope (Form B104-2007, B141-1997, or similar) by the American Institute of Architects. Prior to its execution, the draft agreement shall be submitted for approval by the Community Development Commission (CDC). The agreement shall provide for retainage of 10% to be withheld until the CDC has approved the work and received copies of close-out documents including, as applicable, final inspection, certificate of occupancy, completed punch list and lien releases.

The CDC acts solely in a monitoring and technical assistance capacity. Although, the CDC will not be a party to the contract, it retains the right to refuse to make reimbursement payments for work determined to be substandard or outside the scope of the contract.

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**Exhibit C****Commercial Property Rehabilitation Loan  
Application Checklist**

Name of Borrower	Date Received
Loan Amount Requested	Date Deemed Complete
Project Address	
Type of Loan Requested <input type="checkbox"/> Awning, Sign & Paint <input type="checkbox"/> Commercial Property Improvement <input type="checkbox"/> Public Area Improvement (must accompany one of above)	
Required Materials (4 sets of each)  <u>Preliminary Application</u> <input type="checkbox"/> Brief history of existing or proposed business <input type="checkbox"/> Brief description of each of the proposed project improvements <input type="checkbox"/> Preliminary project budget <input type="checkbox"/> Evidence of property ownership or leasehold interest with remaining term exceeding five years <input type="checkbox"/> Photographs of existing conditions (including adjoining property) <input type="checkbox"/> *Fee proposals submitted by two architects <input type="checkbox"/> Draft agreement between applicant and architect  <u>Final Application</u> <input type="checkbox"/> Detailed description of proposed project improvements <input type="checkbox"/> Schedule that indicates the time that is required for the work to be completed <input type="checkbox"/> Detailed budget with a breakdown of the cost of improvements (based on contractor proposal) including prevailing wages <input type="checkbox"/> Copy of approved permit materials <input type="checkbox"/> Sketches of building exterior and signage (if not among permit documents) <input type="checkbox"/> Evidence of ability to make progress payments and fund any required applicant match requirement <input type="checkbox"/> Evidence of ability to fund any costs in excess of the approved project budget <input type="checkbox"/> *Bids submitted by two general contractors <input type="checkbox"/> *Two years of income tax records, profit & loss statements, balance statements and cash flow statements <input type="checkbox"/> *(If improvement to multi-tenant center is proposed) Evidence of support for the project from two-thirds of current property tenants. <input type="checkbox"/> * <u>Draft</u> agreement between applicant and general contractor <input type="checkbox"/> *Proof of contractor's current liability and worker's compensation insurance <input type="checkbox"/> *Photocopy of contractor's pocket license <input type="checkbox"/> *Verification that contractor is in good standing with the California State Contractor's License Board ( <a href="http://www.cslb.ca.gov">www.cslb.ca.gov</a> )	

\* Two copies only.

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**Exhibit D**

**Contractor Selection**

The applicant's selection of an architect must be based on the following factors:

- Proven experience in commercial structure rehabilitation.
- Ability to obtain bonding as determined necessary by the CDC.
- Confirmed status of the contractors license and insurance.

The General Contractor will enter into a contract with the loan recipient in substantially the same form as the Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope (Form A107-2007), developed by the American Institute of Architects. The owner/contractor agreement shall contain all applicable state and local requirements including affirmative action and prevailing wage provisions. The agreement shall provide for retainage of 15% to be withheld until the CDC has approved the work and received copies of close-out documents including, as applicable, final inspection, certificate of occupancy, completed punch list and lien releases. Prior to its execution, the draft agreement shall be submitted for approval by the Community Development Commission (CDC).

The CDC shall act solely in a monitoring and technical assistance capacity. Any work performed by the Contractor that is outside the contracted scope of work (as per owner/contractor agreement) will not qualify for reimbursement. The CDC reserves the right to withhold reimbursement payments if the work is not performed in accordance with accepted standards for workmanship or materials.

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## Exhibit E

**Commercial Property Rehabilitation Loan  
Loan Servicing and Monitoring Checklist**

Name of Borrower	Loan Tracking Number
Project Location	Loan Approval Date

I. Maintain Loan Servicing File, including

- ☐ Complete set of application materials
- ☐ All written correspondence
- ☐ Log of significant verbal communications
- ☐ List of applicable loan covenants
- ☐ Certificates of insurance including builder's risk, property, casualty and life, as applicable
- ☐ Record of loan disbursements with expense documentation
- ☐ Maintain security of file

II. Receipt/review of Request for Reimbursement \*

- ☐ Invoices
- ☐ Copies of cancelled checks (front and back sides)
- ☐ Request for Payment signed by loan recipient
- ☐ Lien waivers

III. Payment of Reimbursable Expenses

- ☐ Compute reimbursable portion of approved expenses
- ☐ Forward approved request for reimbursement (with documentation) to Finance Department with instruction on amount to be paid

IV. Annual Compliance Review

- ☐ Schedule site visit of project during the month of June
- ☐ Ensure business is occupied and open
- ☐ Confirm the maintenance of improvements pursuant to the agreement
- ☐ Obtain dated photos of improvements
- ☐ Confirm that ownership of property has not been conveyed
- ☐ Confirm continuing participation in local business association
- ☐ Confirm that taxes and assessments are current
- ☐ Advise Loan Committee of any problems
- ☐ Issue letter to owner indicating compliance status

\* Section VII. B. of the Policies and Procedures for the Commercial Property Rehabilitation Program requires that each cost be associated with a specific line item in the project budget and that a report be submitted summarized past and current costs by line item.

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## Exhibit F

**Commercial Property Rehabilitation Loan  
Loan Servicing and Monitoring Checklist**

Name of Borrower	Loan Tracking Number
Project Location	Loan Approval Date
<p>I. Maintain Loan Servicing File, including</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Complete set of application materials</li> <li><input type="checkbox"/> All written correspondence</li> <li><input type="checkbox"/> Log of significant verbal communications</li> <li><input type="checkbox"/> List of applicable loan covenants</li> <li><input type="checkbox"/> Certificates of insurance including builder's risk, property, casualty and life, as applicable</li> <li><input type="checkbox"/> Record of loan disbursements with expense documentation</li> <li><input type="checkbox"/> Maintain security of file</li> </ul> <p>II. Receipt/review of Request for Reimbursement *</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Invoices</li> <li><input type="checkbox"/> Copies of cancelled checks (front and back sides)</li> <li><input type="checkbox"/> Request for Payment signed by loan recipient</li> <li><input type="checkbox"/> Lien waivers</li> </ul> <p>III. Payment of Reimbursable Expenses</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Compute reimbursable portion of approved expenses</li> <li><input type="checkbox"/> Forward approved request for reimbursement (with documentation) to Finance Department with instruction on amount to be paid</li> </ul> <p>IV. Annual Compliance Review</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Schedule site visit of project during the month of June</li> <li><input type="checkbox"/> Ensure business is occupied and open</li> <li><input type="checkbox"/> Confirm the maintenance of improvements pursuant to the agreement</li> <li><input type="checkbox"/> Obtain dated photos of improvements</li> <li><input type="checkbox"/> Confirm that ownership of property has not been conveyed</li> <li><input type="checkbox"/> Confirm continuing participation in local business association</li> <li><input type="checkbox"/> Confirm that taxes and assessments are current</li> <li><input type="checkbox"/> Advise Loan Committee of any problems</li> <li><input type="checkbox"/> Issue letter to owner indicating compliance status</li> </ul> <p>* Section VII. B. of the Policies and Procedures for the Commercial Property Rehabilitation Program requires that each cost be associated with a specific line item in the project budget and that a report be submitted summarized past and current costs by line item.</p>	

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